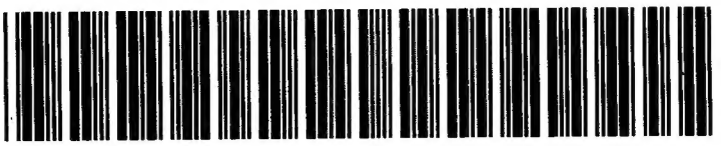

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO

Document Scanning Lead Sheet

May-18-2016 10:06 am

Case Number: CGC-16-552067

Filing Date: May-18-2016 8:42

Filed by: ROSSALY DELAVEGA

Image: 05401618

COMPLAINT

CITY AND COUNTY OF SAN FRANCISCO VS. YICK ON WONG

001C05401618

Instructions:
Please place this sheet on top of the document to be scanned.

SUMMONS
(CITACION JUDICIAL)

ORIGINAL

SUM-100

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

NOTICE TO DEFENDANT: YICK ON WONG, aka JOHN YICK ON WONG, aka J Y O WONG, and DOES ONE through FIFTY,
(AVISO AL DEMANDADO):

YOU ARE BEING SUED BY PLAINTIFF: CITY AND COUNTY OF SAN FRANCISCO, a Municipal Corporation, and the PEOPLE OF THE STATE OF CALIFORNIA, by and through Dennis J. Herrera, City Attorney for the City and County of San Francisco
(LO ESTÁ DEMANDANDO EL DEMANDANTE):

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (*www.lawhelpcalifornia.org*), the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
¡AVISO! *Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a* continuación

*Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (*www.sucorte.ca.gov*), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*

*Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (*www.lawhelpcalifornia.org*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is:
(El nombre y dirección de la corte es):
SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE CITY AND COUNTY OF SAN FRANCISCO
400 McAllister Street, Room 103
San Francisco, CA 94102

CASE NUMBER:
(Número del Caso):
CGC 16-552067

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
DENNIS J. HERRERA, City Attorney (SBN 139669) 415-554-3970 415-437-4644
THOMAS S. LAKRITZ, Chief Attorney (SBN 161234)
MEGAN CESARE-EASTMAN, Deputy City Attorney (SBN 253845)
1390 Market Street, 6th Floor, San Francisco, CA 94102-5408

DATE: *(Fecha)* MAY 18 2016
Clerk, by *(Secretario)* CLERK OF THE COURT DE LA VEGA-NAVARRO, Rossana Deputy *(Adjunto)*

(For proof of service of this summons, use Proof of Service of Summons *(form POS-010).)*
(Para prueba de entrega de esta citatión use el formulario Proof of Service of Summons *(POS-010)).*

[SEAL]

NOTICE TO THE PERSON SERVED: You are served
1. ☐ as an individual defendant.
2. ☐ as the person sued under the fictitious name of *(specify):*
3. ☐ on behalf of *(specify):*

under: ☐ CCP 416.10 (corporation) ☐ CCP 416.60 (minor)
☐ CCP 416.20 (defunct corporation) ☐ CCP 416.70 (conservatee)
☐ CCP 416.40 (association or partnership) ☐ CCP 416.90 (authorized person)
☐ other *(specify):*

4. ☐ by personal delivery on *(date):*

Form Adopted for Mandatory Use
Judicial Council of California
SUM-100 [Rev. July 1, 2009]

SUMMONS

Legal Solutions Plus

Code of Civil Procedure §§ 412.20, 465

ORIGINAL

CM-010

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):
DENNIS J. HERRERA, City Attorney (SBN 139669)
THOMAS S. LAKRITZ, Chief Attorney (SBN 161234)
MEGAN CESARE-EASTMAN, Deputy City Attorney (253845)
1390 Market Street, Sixth Floor
San Francisco, CA 94102
TELEPHONE NO.: 415-554-3970 FAX NO.: 415-437-4644
ATTORNEY FOR (Name): Plaintiffs CCSF and People of California

FOR COURT USE ONLY

FILED
Superior Court of California
MAY 18 2016
CLERK OF THE COURT
BY: Deputy Clerk

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO
STREET ADDRESS: 400 McAllister Street
MAILING ADDRESS: 400 McAllister Street, Room 103
CITY AND ZIP CODE: San Francisco, CA 94102
BRANCH NAME: SAN FRANCISCO

CASE NAME: CITY AND COUNTY OF SAN FRANCISCO v. YICK ON WONG

CIVIL CASE COVER SHEET

[X] **Unlimited** (Amount demanded exceeds $25,000) [ ] **Limited** (Amount demanded is $25,000 or less)

Complex Case Designation

[ ] **Counter** [ ] **Joinder**

Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)

CASE NUMBER: CGC 16-552067

JUDGE:

DEPT:

Items 1-6 below must be completed (see instructions on page 2).

1. Check **one** box below for the case type that best describes this case:

Auto Tort
- [ ] Auto (22)
- [ ] Uninsured motorist (46)

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort
- [ ] Asbestos (04)
- [ ] Product liability (24)
- [ ] Medical malpractice (45)
- [ ] Other PI/PD/WD (23)

Non-PI/PD/WD (Other) Tort
- [ ] Business tort/unfair business practice (07)
- [ ] Civil rights (08)
- [ ] Defamation (13)
- [ ] Fraud (16)
- [ ] Intellectual property (19)
- [ ] Professional negligence (25)
- [ ] Other non-PI/PD/WD tort (35)

Employment
- [ ] Wrongful termination (36)
- [ ] Other employment (15)

Contract
- [ ] Breach of contract/warranty (06)
- [ ] Rule 3.740 collections (09)
- [ ] Other collections (09)
- [ ] Insurance coverage (18)
- [ ] Other contract (37)

Real Property
- [ ] Eminent domain/Inverse condemnation (14)
- [ ] Wrongful eviction (33)
- [ ] Other real property (26)

Unlawful Detainer
- [ ] Commercial (31)
- [ ] Residential (32)
- [ ] Drugs (38)

Judicial Review
- [ ] Asset forfeiture (05)
- [ ] Petition re: arbitration award (11)
- [ ] Writ of mandate (02)
- [ ] Other judicial review (39)

Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403)
- [ ] Antitrust/Trade regulation (03)
- [ ] Construction defect (10)
- [ ] Mass tort (40)
- [ ] Securities litigation (28)
- [ ] Environmental/Toxic tort (30)
- [ ] Insurance coverage claims arising from the above listed provisionally complex case types (41)

Enforcement of Judgment
- [ ] Enforcement of judgment (20)

Miscellaneous Civil Complaint
- [ ] RICO (27)
- [X] Other complaint *(not specified above)* (42)

Miscellaneous Civil Petition
- [ ] Partnership and corporate governance (21)
- [ ] Other petition *(not specified above)* (43)

2. This case [ ] is [X] is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:
   a. [ ] Large number of separately represented parties
   b. [ ] Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve
   c. [ ] Substantial amount of documentary evidence
   d. [ ] Large number of witnesses
   e. [ ] Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court
   f. [ ] Substantial postjudgment judicial supervision
3. Remedies sought *(check all that apply)*: a. [X] monetary b. [X] nonmonetary; declaratory or injunctive relief c. [ ] punitive
4. Number of causes of action *(specify)*: Four
5. This case [ ] is [X] is not a class action suit.
6. If there are any known related cases, file and serve a notice of related case. *(You may use form CM-015.)*

Date: May 17, 2016

MEGAN CESARE-EASTMAN
(TYPE OR PRINT NAME)

Megan Cesare
(SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

Form Adopted for Mandatory Use
Judicial Council of California
CM-010 [Rev. July 1, 2007]

CIVIL CASE COVER SHEET

Legal Solutions Plus

Cal. Rules of Court, rules 2.30, 3.220, 3.400–3.403, 3.740; Cal. Standards of Judicial Administration, std. 3.10

ORIGINAL

INSTRUCTIONS ON HOW TO COMPLETE THE COVER SHEET

CM-010

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you must complete and file, along with your first paper, the *Civil Case Cover Sheet* contained on page 1. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check one box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the primary cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided below. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 is defined as an action for recovery of money owed in a sum stated to be certain that is not more than $25,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

To Parties in Complex Cases. In complex cases only, parties must also use the *Civil Case Cover Sheet* to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

CASE TYPES AND EXAMPLES

Auto Tort
- Auto (22)—Personal Injury/Property Damage/Wrongful Death
- Uninsured Motorist (46) *(if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto)*

Other PI/PD/WD (Personal Injury/ Property Damage/Wrongful Death) Tort
- Asbestos (04)
  - Asbestos Property Damage
  - Asbestos Personal Injury/ Wrongful Death
- Product Liability *(not asbestos or toxic/environmental)* (24)
- Medical Malpractice (45)
  - Medical Malpractice–Physicians & Surgeons
  - Other Professional Health Care Malpractice
- Other PI/PD/WD (23)
  - Premises Liability (e.g., slip and fall)
  - Intentional Bodily Injury/PD/WD (e.g., assault, vandalism)
  - Intentional Infliction of Emotional Distress
  - Negligent Infliction of Emotional Distress
  - Other PI/PD/WD

Non-PI/PD/WD (Other) Tort
- Business Tort/Unfair Business Practice (07)
- Civil Rights (e.g., discrimination, false arrest) *(not civil harassment)* (08)
- Defamation (e.g., slander, libel) (13)
- Fraud (16)
- Intellectual Property (19)
- Professional Negligence (25)
  - Legal Malpractice
  - Other Professional Malpractice *(not medical or legal)*
- Other Non-PI/PD/WD Tort (35)

Employment
- Wrongful Termination (36)
- Other Employment (15)

Contract
- Breach of Contract/Warranty (06)
  - Breach of Rental/Lease Contract *(not unlawful detainer or wrongful eviction)*
  - Contract/Warranty Breach—Seller Plaintiff *(not fraud or negligence)*
  - Negligent Breach of Contract/ Warranty
  - Other Breach of Contract/Warranty
- Collections (e.g., money owed, open book accounts) (09)
  - Collection Case—Seller Plaintiff
  - Other Promissory Note/Collections Case
- Insurance Coverage *(not provisionally complex)* (18)
  - Auto Subrogation
  - Other Coverage
- Other Contract (37)
  - Contractual Fraud
  - Other Contract Dispute

Real Property
- Eminent Domain/Inverse Condemnation (14)
- Wrongful Eviction (33)
- Other Real Property (e.g., quiet title) (26)
  - Writ of Possession of Real Property
  - Mortgage Foreclosure
  - Quiet Title
  - Other Real Property *(not eminent domain, landlord/tenant, or foreclosure)*

Unlawful Detainer
- Commercial (31)
- Residential (32)
- Drugs (38) *(if the case involves illegal drugs, check this item; otherwise, report as Commercial or Residential)*

Judicial Review
- Asset Forfeiture (05)
- Petition Re: Arbitration Award (11)
- Writ of Mandate (02)
  - Writ–Administrative Mandamus
  - Writ–Mandamus on Limited Court Case Matter
  - Writ–Other Limited Court Case Review
- Other Judicial Review (39)
  - Review of Health Officer Order
  - Notice of Appeal–Labor Commissioner Appeals

Provisionally Complex Civil Litigation (Cal. Rules of Court Rules 3.400–3.403)
- Antitrust/Trade Regulation (03)
- Construction Defect (10)
- Claims Involving Mass Tort (40)
- Securities Litigation (28)
- Environmental/Toxic Tort (30)
- Insurance Coverage Claims *(arising from provisionally complex case type listed above)* (41)

Enforcement of Judgment
- Enforcement of Judgment (20)
  - Abstract of Judgment (Out of County)
  - Confession of Judgment *(non-domestic relations)*
  - Sister State Judgment
  - Administrative Agency Award *(not unpaid taxes)*
  - Petition/Certification of Entry of Judgment on Unpaid Taxes
  - Other Enforcement of Judgment Case

Miscellaneous Civil Complaint
- RICO (27)
- Other Complaint *(not specified above)* (42)
  - Declaratory Relief Only
  - Injunctive Relief Only *(non-harassment)*
  - Mechanics Lien
  - Other Commercial Complaint Case *(non-tort/non-complex)*
  - Other Civil Complaint *(non-tort/non-complex)*

Miscellaneous Civil Petition
- Partnership and Corporate Governance (21)
- Other Petition *(not specified above)* (43)
  - Civil Harassment
  - Workplace Violence
  - Elder/Dependent Adult Abuse
  - Election Contest
  - Petition for Name Change
  - Petition for Relief from Late Claim
  - Other Civil Petition

ORIGINAL

DENNIS J. HERRERA, State Bar #139669
City Attorney
THOMAS S. LAKRITZ, State Bar #161234
Chief Attorney, Neighborhood and Resident Safety Division
MEGAN CESARE-EASTMAN, State Bar #253845
Deputy City Attorney
Fox Plaza
1390 Market Street, 6th Floor
San Francisco, California 94102-5408
Telephone: (415) 554-3970
Facsimile: (415) 437-4644
E-Mail: megan.cesare@sfgov.org

Attorneys for Plaintiffs
CITY AND COUNTY OF SAN FRANCISCO and
PEOPLE OF THE STATE OF CALIFORNIA

FILED
Superior Court of California
MAY 18 2016
CLERK OF THE COURT
BY: Deputy Clerk

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

UNLIMITED JURISDICTION

CGC 16-552067

CITY AND COUNTY OF SAN FRANCISCO, a Municipal Corporation, and the PEOPLE OF THE STATE OF CALIFORNIA, by and through Dennis J. Herrera, City Attorney for the City and County of San Francisco, Plaintiffs, vs. YICK ON WONG, aka JOHN YICK ON WONG, aka J Y O WONG, and DOES ONE THROUGH FIFTY, Defendants.	Case No. **COMPLAINT FOR INJUNCTIVE AND OTHER RELIEF** [REAL PROPERTY] Type of Case: (42) Other Complaint

The City and County of San Francisco ("City"), a municipal corporation, and the People of the State of California ("People"), by and through Dennis J. Herrera, City Attorney for the City and County of San Francisco, (collectively "Plaintiffs") for their complaint against YICK ON WONG, aka JOHN YICK ON WONG, aka J Y O WONG ("Wong" or "Owner"), and Does One through Fifty (collectively "Defendants") hereby allege as set forth below:

INTRODUCTION

1. This action arises out of Defendants' ownership, maintenance, operation, and management of residential and commercial properties located in San Francisco, California in violation of state and local health and safety laws, and as a public nuisance that substantially endangers the health, welfare and safety of the neighbors, the residents of the City and County of San Francisco, and the People of the State of California. Since at least 2002, Defendants have jeopardized the welfare of residents and citizens by their longstanding failure and refusal to maintain the Properties, and by ignoring their substandard conditions, including but not limited to, deteriorated rear exterior stairs and decking, damaged and dilapidated walls and ceilings, peeling paint posing a lead hazard, damage from water intrusion, mold, gas leak, failure to provide heat and damaged heat fixtures, hazardous plumbing conditions, failure to obtain appropriate permits to perform various repairs, illegal unit subdivision, accumulation of debris and feces, emergency egress obstruction, inadequate lighting, missing smoke and carbon monoxide detectors, faulty stair handrails, broken and inoperative windows and doors, pest and rodent infestation, and other conditions substantially endangering the health and safety of tenants and the public.

2. Defendants have failed, and continue to fail, to comply with at least 25 separate Notices of Violation issued by the Department of Building Inspection ("DBI") as well as 24 corresponding Orders of Abatement. The 25 Notices of Violation and 23 Orders of Abatement specified the code violations and set deadlines for Defendants to abate the violations. To date, the vast majority of those violations remain outstanding.

3. Defendants have repeatedly failed to provide access to City inspectors to perform lawful inspections of Defendants' properties, or otherwise impeded the City's lawful enforcement efforts.

4. Throughout the time these code violations have been outstanding, and while maintaining the Properties as public nuisances, Defendants have collected rental income from residential and commercial tenants.

PARTIES AND SUBJECT PROPERTY

5. Plaintiff CITY AND COUNTY OF SAN FRANCISCO is a municipal corporation, organized and existing under and by virtue of the laws of the State of California.

6. Plaintiff CITY AND COUNTY OF SAN FRANCISCO brings this action under the San Francisco Housing, Building, Health, Electrical, Mechanical, and Plumbing Codes, California Health and Safety Code sections 17920 through 17992 (also known as the "State Housing Law"), Civil Code sections 3479, 3480, 3491, 3494, and Code of Civil Procedure section 731.

7. Plaintiff PEOPLE OF THE STATE OF CALIFORNIA, by and through DENNIS J. HERRERA, City Attorney for the City and County of San Francisco, brings this action pursuant to Civil Code sections 3479, 3480, 3491, 3494, Code of Civil Procedure section 731, and Business and Professions Code section 17200 *et seq.* (also known as the "Unfair Competition Law").

8. At all times herein mentioned, Defendants have been the sole owner, operator, manager, maintainer, or agent thereof, of the real property and all buildings and other improvements located at 505 26th Avenue, Block 1518, Lot 001, in the City and County of San Francisco, State of California ("505 26th Ave.") and 1254-1258 Leavenworth Street, Block 0220, Lot 028, in the City and County of San Francisco, State of California ("1254 Leavenworth") (collectively "Properties"). The Properties are more particularly described in **Exhibit A**, attached hereto and incorporated as part of this Complaint.

9. Each Defendant is sued in his/her/its capacity as the owner and/or manager of the Properties and as the person or entity committing the acts alleged in this Complaint or the person or entity directing the commission of the acts alleged in this Complaint.

10. Actions taken or omissions made by Defendants' employees, agents, or representatives in the course of their employment, agency, or representation shall be considered actions or omissions of Defendants for purposes of this Complaint.

11. Whenever reference is made in this Complaint to any act or omission of "Defendant(s)" such allegation shall mean that each Defendant did or authorized the act or omission, or recklessly and carelessly failed and omitted to supervise, control, or direct other persons who engaged in the act or omission.

GENERAL ALLEGATIONS

12. As outlined below, Defendants have ignored San Francisco Department of Building Inspection's duly-issued administrative Notices and Orders, have failed and refused to abate the cited code violations, and have maintained, and continue to maintain, the Properties as a public nuisances and in substandard condition, in violation of the San Francisco Housing, Building, Plumbing, and Mechanical Codes, the State Housing Law, the California Civil Code, and the Unfair Competition Law. Defendants have also failed to obtain appropriate building, plumbing and/or electrical permits to abate the violations.

13. At the time of trial, Plaintiffs will move the Court to amend this Complaint to include any additional conditions or violations discovered after the filing of this Complaint.

505 26TH AVENUE

14. 505 26th Ave. is a three-story building, with three ground-floor commercial units, and five residential dwelling units.

15. Plaintiffs are informed and believe that Defendants have owned and/or managed 505 26th Ave. since approximately December 1994.

16. Since 1997, DBI has received at least 112 complaints regarding 505 26th Ave.

17. As of the filing of this Complaint, Defendants have 19 outstanding Notices of Violation and 18 outstanding Orders of Abatement from DBI at 505 26th Ave., as outlined below.

Complaint 200232819: 1st Notice of Violation and Order of Abatement

18. On or around August 28, 2002, the San Francisco Department of Building Inspection, Plumbing Inspection Division ("PID") inspected 505 26th Ave. Based on that inspection, on or around September 10, 2002, PID issued a Notice of Violation numbered 200232819 ("NOV 200232819") to Defendants, noting multiple violations of the California Plumbing Code and the California Mechanical Code, including the operation of a boiler without a valid permit which PID determined to be unsafe. NOV 200232819 required Defendants to obtain an operating permit, obtain a plumbing permits, and complete all repair work to abate the violations within 10 days. A true and correct copy of NOV 200232819 is attached hereto as **Exhibit B** and is incorporated as part of this Complaint.

19. Defendants failed to timely abate any of the violations contained in NOV 200232819.

20. On or around April 17, 2003, DBI held a properly-noticed Director's Hearing on NOV 200232819. Defendants were represented at the hearing.

21. On or around April 28, 2003, the Director of DBI issued an Order of Abatement for NOV 200232819, numbered 8625-A ("OOA 8625-A") to Defendants. OOA 8625-A declared 505 26th Ave. to be a public nuisance and ordered Defendants to hire a licensed contractor within 15 days and obtain a permit to operate boiler within 30 days. A true and correct copy of OOA 8625-A is attached hereto as **Exhibit C** and is incorporated as part of this Complaint.

22. OOA 8625-A was recorded with the San Francisco Assessor-Recorder's office on or around May 9, 2003.

23. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants do not have any valid permits to correct the violations identified in NOV 200232819, all of which remain outstanding.

Complaint 200719871: 2nd Notice of Violation and Order of Abatement

24. On or around September 6, 2007, the Department of Building Inspection, Housing Inspection Services ("HIS") inspected 505 26th Ave. Based on observations made during that inspection, on or around September 9, 2007, HIS issued a Notice of Violation numbered 200719871 ("NOV 200719871"), for violations of the San Francisco Housing Code in Apartment No. 3, including lead hazards from damaged and peeling paint, and otherwise damaged walls, floors, and ceilings. NOV 200719871 required Defendants to abate all violations in 30 days. A true and correct copy of NOV 200719871 is attached hereto as **Exhibit D** and is incorporated as part of this Complaint.

25. Defendants failed to timely abate any of the violations contained in NOV 200719871.

26. On or around March 20, 2008, DBI held a properly-noticed Director's Hearing on NOV 200719871. Defendants were represented at the hearing.

27. On or around March 20, 2008, the Director of DBI issued an Order of Abatement, numbered 200719871-A ("OOA 200719871-A"). OOA 200719871-A declared 505 26th Ave. an unsafe building or a public nuisance, and ordered Defendants to abate all violations in NOV

200719871 within 15 days. A true and correct copy of OOA 200719871-A is attached hereto as **Exhibit E** and is incorporated as part of this Complaint.

28. OOA 200719871-A was recorded with the San Francisco Assessor-Recorder's office on or around June 2, 2008.

29. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated the majority of the violations identified in NOV 200719871.

Complaint 201324591: 3rd Notice of Violation and Order of Abatement

30. On or around September 19, 2013, HIS inspected 505 26th Ave. Based on observations made during the inspection, on or around September 19, 2013, HIS issued a Notice of Violation numbered 201324591 ("NOV 201324591"), for violations of the San Francisco Housing Code including hazardous plumbing conditions pertaining to a gas leak at the kitchen gas piping system in Apartment No. 3. NOV 201324591 instructed Defendants to complete all work to abate the violations within 30 days. A true and correct copy of NOV 201324591 is attached hereto as **Exhibit F** and is incorporated as part of this Complaint.

31. Defendants failed to timely abate any of the violations in NOV 201324591.

32. On or around January 9, 2014 DBI held a properly-noticed Director's Hearing on NOV 201324591. Defendants did not attend the hearing.

33. On or around January 9, 2014, the Director of DBI issued an Order of Abatement, numbered 201324591A ("OOA 201324591A"). OOA 201324591A, declared 50526th Ave. an unsafe building or public nuisance, and ordered Defendants to abate all violation in NOV 201324591 within two days. A true and correct copy of OOA 201324591A is attached hereto as **Exhibit G** and is incorporated as part of this Complaint.

34. OOA 201324591A was recorded with the San Francisco Assessor-Recorder's office on February 14, 2014.

35. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201324591

Complaint 201335621: 4th Notice of Violation and Order of Abatement

36. On or around November 7, 2013, HIS inspected 505 26th Ave. That same day, based on observations made during the inspection, HIS issued a Notice of Violation numbered 201335621 ("NOV 201335621"), for violations of the San Francisco Housing Code, including an obstructed bathtub drain and a malfunctioning bathtub hot water control valve in Apartment No. 3. NOV 201335621 instructed Defendants to complete all work to abate the violations within two days. A true and correct copy of NOV 201335621 is attached hereto as **Exhibit H** and is incorporated as part of this Complaint.

37. Defendants failed to timely abate any of the violations in NOV 201335621.

38. On or around December 5, 2013, DBI held a properly-noticed Director's Hearing on NOV 201335621. Defendants did not attend the hearing.

39. On or around December 5, 2013, the Director of DBI issued an Order of Abatement, numbered 201335621A ("OOA 201335621A"). OOA 201335621A declared 505 26th Ave. to be an unsafe building or a public nuisance, and ordered Defendants to abate all violations in NOV 201335621 within 2 days. A true and correct copy of OOA 201335621A is attached hereto as **Exhibit I** and is incorporated as part of this Complaint.

40. Defendants appealed the decision of the Director's Hearing to the Abatement Appeals Board ("AAB") ("Appeal No. 6785"). The hearing on Appeal No. 6785 took place on March 19, 2014. On March 28, 2014, the AAB issued a Notice of Decision for Appeal No. 6785, upholding OOA 201335621A and holding it in abeyance for seven days to allow Defendants to obtain a permit, complete the required work, and obtain a final inspection. A true and correct copy of the AAB's March 28, 2014 Notice of Decision is attached hereto as **Exhibit J** and incorporated as part of this Complaint.

41. After Defendants once again failed to abate the violations in NOV 201335621, the Notice of Decision for Appeal No. 6785 was recorded with the San Francisco Assessor-Recorder's office on or around April 23, 2014.

42. OOA 201335621A was recorded with the San Francisco Assessor-Recorder's office on or around May 29, 2014.

43. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201335621

Complaint 201341441: 5th Notice of Violation and Order of Abatement

44. On or around December 9, 2013, HIS inspected 505 26th Ave. That same day, based on observations made during the inspection, HIS issued a Notice of Violation numbered 201341441 ("NOV 201341441"), for violations of the San Francisco Housing Code, including a failure to provide heat to Apartment No. 3, and missing thermostat. NOV 201341441 instructed Defendants to complete all work to abate the violations within two days. A true and correct copy of NOV 201341441 is attached hereto as **Exhibit K** and is incorporated as part of this Complaint.

45. Defendants failed to timely abate any of the violations in NOV 201341441.

46. On or around January 9, 2014, DBI held a properly-noticed Director's Hearing on NOV 201341441. Defendants did not attend the hearing.

47. On or around January 9, 2014, the Director of DBI issued an Order of Abatement, numbered 201341441A ("OOA 201341441A"). OOA 201341441A declared 505 26th Ave. an unsafe building or a public nuisance, and ordered Defendants to abate all violations in NOV 201341441 within two days. A true and correct copy of OOA 201341441A is attached hereto as **Exhibit L** and is incorporated as part of this Complaint.

48. OOA 201341441A was recorded with the San Francisco Assessor-Recorder's office on February 14, 2014.

49. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201341441

Complaint 201445811: 6th Notice of Violation and Order of Abatement

50. On or around January 3, 2014, HIS inspected 505 26th Ave. Based on observations made during the inspection, on or around January 6, 2014, HIS issued a Notice of Violation numbered 201445811 ("NOV 201445811"), for violations of the San Francisco Housing Code, including faulty exterior weatherproofing resulting in water intrusion causing damaged and dilapidated walls and ceilings in Apartment No. 2. NOV 201445811 instructed Defendants to complete all work to abate the

violations within 30 days. A true and correct copy of NOV 201445811 is attached hereto as **Exhibit M** and is incorporated as part of this Complaint.

51. Defendants failed to timely abate any of the violations in NOV 201445811.

52. On or around July 10, 2014, DBI held a properly-noticed Director's Hearing on NOV 201445811. Defendants did not attend the hearing.

53. On or around July 10, 2014, the Director of DBI issued an Order of Abatement, numbered 201445811A ("OOA 201445811A"). OOA 201445811A declared 505 26th Ave. to be an unsafe building or a public nuisance, and ordered Defendants to abate all violations in NOV 201445811 within seven days. A true and correct copy of OOA 201445811A is attached hereto as **Exhibit N** and is incorporated as part of this Complaint.

54. OOA 201445811A was recorded with the Assessor-Recorder's office on or around August 15, 2014.

55. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201445811.

Complaint 201469752: 7th Notice of Violation and Order of Abatement

56. On or around April 25, 2014, HIS inspected 505 26th Ave. That same day, based on observations made during the inspection, HIS issued a Notice of Violation numbered 201469752 ("NOV 201469752"), for a violations of the San Francisco Housing Code pertaining to deteriorated exterior weatherproofing resulting in ceiling water intrusion in Apartment No. 3. NOV 201469752 instructed Defendants to complete all work to abate the violations within 30 days. A true and correct copy of NOV 201469752 is attached hereto as **Exhibit O** and is incorporated as part of this Complaint.

57. Defendants failed to timely abate any of the violations in NOV 201469752.

58. On or around February 26, 2015, DBI held a properly-noticed Director's Hearing on NOV 201468752. Defendants attended the hearing.

59. On or around March 5, 2015, the Director of DBI issued an Order of Abatement, numbered 201469752A ("OOA 201469752A"). OOA 201469752A declared 505 26th Ave. an unsafe building or a public nuisance, and ordered Defendants to abate all violation in NOV 201469752 within

seven days. A true and correct copy of OOA 201469752A is attached hereto as **Exhibit P** and is incorporated as part of this Complaint.

60. OOA 201469752A was recorded with the San Francisco Assessor-Recorder's office on or around April 6, 2015.

61. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201469752.

Complaint 201488171: 8th Notice of Violation and Order of Abatement

62. On or around August 4, 2014, HIS inspected 505 26th Ave. That same day, based on observations made during the inspection, HIS issued a Notice of Violation numbered 201488171 ("NOV 201488171"), for violations of the San Francisco Housing Code including locked exit door in the common area, and a dilapidated rear exit door in Apartment No. 3. NOV 201488171 instructed Defendants to obtain necessary permits and complete all work to abate the violations within 14 days. A true and correct copy of NOV 201488171 is attached hereto as **Exhibit Q** and is incorporated as part of this Complaint.

63. Defendants failed to timely abate any of the violations in NOV 201488171.

64. On or around February 19, 2015, DBI held a properly-noticed Director's Hearing on NOV 201488171. Defendants did not attend the hearing.

65. On or around February 19, 2015, the Director of DBI issued an Order of Abatement, numbered 201488171A ("OOA 201488171A"). OOA 201488171A declared 505 25th Ave. an unsafe building or a public nuisance, and ordered Wong to abate all outstanding violations in NOV 201488171 within seven days. A true and correct copy of OOA 201488171A is attached hereto as **Exhibit R** and is incorporated as part of this Complaint.

66. OOA 201488171A was recorded with the San Francisco Assessor-Recorder's office on or around April 5, 2015.

67. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201488171.

Complaint 201408391: 9th Notice of Violation and Order of Abatement

68. On or around November 12, 2014, HIS inspected 505 26th Ave. Based on observations made during that inspection, on or around November 17, 2014, HIS issued a Notice of Violation numbered 201408391 ("NOV 201408391"), for violations of the San Francisco Housing Code, including expired fire extinguishers, egress obstruction, improper placement of garbage receptacles causing a fire hazard, malfunctioning light switch and/or light fixture in Apartment No. 3, and a non-functioning cooking appliance in Apartment No. 3. The NOV also noted that the gas leak cited in NOV 201324591 remained outstanding. NOV 201408391 instructed Defendants to obtain necessary plumbing permits and complete all work to abate the violations within 30 days. A true and correct copy of NOV 201408391 is attached hereto as **Exhibit S** and is incorporated as part of this Complaint.

69. Defendants failed to timely abate any of the violations in NOV 201408391.

70. On or around March 5, 2015, DBI held a properly-noticed Director's Hearing on NOV 201408391. Defendants did not attend the hearing.

71. On or around March 5, 2015, the Director of DBI issued an Order of Abatement, numbered 201408391A ("OOA 201408391A"). OOA 201408391A declared 505 25th Ave. an unsafe building and a public nuisance, and ordered Defendants to obtain necessary plumbing permits and abate all outstanding violations in NOV 201408391 within seven days. A true and correct copy of OOA 201408391A is attached hereto as **Exhibit T** and is incorporated as part of this Complaint.

72. OOA 201408391A was recorded with the San Francisco Assessor-Recorder's office on or around April 29, 2015.

73. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201408391, other than securing a telephone box cover at the rear of the property.

Complaint 201516891: 10th Notice of Violation and Order of Abatement

74. On or around January 8, 2015, HIS inspected 505 26th Ave. On or around January 9, 2015, based on observations made during the inspection, HIS issued a Notice of Violation numbered 201516891 ("NOV 201516891"), for failure to provide heat to Apartment No. 1, in violation of the San Francisco Housing Code. NOV 201516891 instructed Defendants to complete all work to abate

the violations within 10 days. A true and correct copy of NOV 201516891 is attached hereto as **Exhibit U** and is incorporated as part of this Complaint.

75. Defendants failed to timely abate any of the violations in NOV 201516891.

76. On or around February 19, 2015, DBI held a properly-noticed Director's Hearing on NOV 201516891. Defendants did not attend the hearing.

77. On or around February 19, 2015, the Director of DBI issued an Order of Abatement, numbered 201516891A ("OOA 201516891A"). OOA 201516891A declared 505 26th Ave. an unsafe building or public nuisance, and ordered Defendants to abate all violations in NOV 201516891 within seven days. A true and correct copy of OOA 201516891A is attached hereto as **Exhibit V** and is incorporated as part of this Complaint.

78. OOA 201516891A was recorded with the San Francisco Assessor-Recorder's office on or around April 6, 2015.

79. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201516891.

Complaint 201522121: 11th Notice of Violation and Order of Abatement

80. On or around January 27, 2015, DBI inspected 505 26th Ave. The same day, based on observations made during that inspection, PID issued a Notice of Violation numbered 201522121 ("NOV 201522121"), for violations of the San Francisco Mechanical Code and Plumbing Codes pertaining to a hazardous boiler in disrepair. NOV 201522121 instructed Defendants obtain a plumbing permit and correct all violation within two days. A true and correct copy of NOV 201522121 is attached hereto as **Exhibit W** and is incorporated as part of this Complaint.

81. Defendants failed to timely abate any of the violations in NOV 201522121.

82. On or around February 18, 2015, PID issued a second Notice of Violation, also numbered 201522121, noting Defendants' failure to comply with NOV 201522121, giving Defendants two additional days to secure necessary plumbing permits and abate all violations, and warning that if Defendants failed to abate the violations, DBI would begin abatement proceedings. A true and correct copy of this second Notice of Violation is attached hereto as **Exhibit X**, and incorporated as part of this Complaint.

83. Again, Defendants failed to abate the violations in NOV 201522121.

84. On or around December 8, 2015, DBI held a properly-noticed Director's Hearing on NOV 201522121. Defendants did not attend the hearing.

85. On or around December 10, 2015, the Director of DBI issued an Order of Abatement, numbered 107842-A ("OOA 107842-A"). OOA 107842-A declared 505 26th Ave. a public nuisance, and ordered Defendants to abate all violations in NOV 201522121 within 30 days. A true and correct copy of OOA 107842-A is attached hereto as **Exhibit Y** and is incorporated as part of this Complaint.

86. OOA 107842-A was recorded with the San Francisco Assessor-Recorder's office on or around February 9, 2015.

87. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201522121, nor do they have any open plumbing permits.

Complaint 201522341: 12th Notice of Violation

88. On or around January 27, 2015, DBI inspected 505 26th Ave. On or around January 28, 2015, based on observations made during that inspection, PID issued a Notice of Violation numbered 201522341 ("NOV 201522341"), for violations of the California Mechanical and Plumbing Codes due to the operation of a boiler without a permit and a lack of current certification for the backflow serving the boiler. NOV 201522341 instructed Defendants to abate the violations within 10 days. A true and correct copy of NOV 201522341 is attached hereto as **Exhibit Z** and is incorporated as part of this Complaint.

89. Defendants failed to timely abate any of the violations in NOV 201522341.

90. On or around March 31, 2015, PID issued a second Notice of Violation, also numbered 201522341, noting Defendants' failure to comply with NOV 201522341, giving Defendants ten additional days to secure necessary plumbing permits and abate all violations, and warning that if Defendants failed to abate the violations, DBI would begin abatement proceedings. A true and correct copy of this second Notice of Violation is attached hereto as **Exhibit AA**, and incorporated as part of this Complaint.

91. Again, Defendants failed to abate the violations in NOV 201522341.

92. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201522341, nor do they have any open plumbing permits, or a current boiler certification.

Complaint 201529601: 13th Notice of Violation and 12th Order of Abatement

93. On or around February 21, 2015, HIS inspected 505 26th Ave. That same day, based on observations made during the inspection, HIS issued a Notice of Violation numbered 201529601 ("NOV 201529601"), for violations of the San Francisco Housing Code and California Building Code, including, but not limited to, missing smoke and carbon monoxide detectors throughout the building, and a broken radiator and a water-damaged ceiling in Apartment No. 2. NOV 201529601 instructed Defendants to abate all violations within 21 days. A true and correct copy of NOV 201529601 is attached hereto as **Exhibit BB** and is incorporated as part of this Complaint.

94. Defendants failed to timely abate the violations in NOV 201529601.

95. On or around February 18, 2016, DBI held a properly-noticed Director's Hearing on NOV 201529601. Defendants did not attend the hearing.

96. On or around February 18, 2016, the Director of DBI issued an Order of Abatement, numbered 201529601A ("OOA 201529601A"). OOA 201529601A declared 505 26th Ave. an unsafe building or a public nuisance, and ordered Defendants to abate all violations in NOV 201529601 within seven days. A true and correct copy of OOA 201529601A is attached hereto as **Exhibit CC** and is incorporated as part of this Complaint.

97. OOA 201529601A was recorded with the San Francisco Assessor-Recorder's office on or around March 28, 2016.

98. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201529601.

Complaint 201535511: 14th Notice of Violation and 13th Order of Abatement

99. On or around March 18, 2015, HIS inspected 505 26th Ave. On March 20, 2015, based on observations made during the inspection, HIS issued a Notice of Violation numbered 201535511 ("NOV 201535511"), for failure to provide heat, in violation of the San Francisco Housing Code. NOV 201535511 instructed Defendants to obtain all necessary permits, and abate all violations within

14 days. A true and correct copy of NOV 201535511 is attached hereto as **Exhibit DD** and is incorporated as part of this Complaint.

100. Defendants failed to timely abate any of the violations in NOV 201535511.

101. On or around May 14, 2015, DBI held a properly-noticed Director's Hearing for NOV 201535511. Defendants attended the hearing.

102. On or around May 14, 2015, the Director of DBI issued an Order of Abatement, numbered 201535511A ("OOA 201535511A"). OOA 201535511A declared 505 26th Ave. to be an unsafe building or a public nuisance, and ordered Defendants to obtain necessary permits and abate all outstanding violations in NOV 201535511 within seven days. A true and correct copy of OOA 201535511A is attached hereto as **Exhibit EE** and is incorporated as part of this Complaint.

103. OOA 201535511A was recorded with the San Francisco Assessor-Recorder's office on or around June 24, 2015.

104. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201535511. Nor do Defendants have any valid permits to abate the violations.

Complaint 201538061: 15th Notice of Violation and 14th Order of Abatement

105. On March 31, 2015 and April 9, 2015, the City Attorney's Office conducted a task force inspections at 505 26th Ave., which included a Housing Inspector. On or around April 20, 2015, based on observations made during those inspections, HIS issued a Notice of Violation numbered 201538061 ("NOV 201538061"), denoting more than 40 separate violations of the San Francisco Building, Housing, and Electrical Codes, and the California Building Code throughout the building, including damaged exterior walls, damaged doors, damaged and dilapidated stairs with missing stair handrails, work without permits, damaged boiler flue, damaged ceilings and walls, improper storage, uncovered electric junction boxes, failure to provide heat, egress obstruction, lack of proper ventilation, violations relating to the gas utility, substandard subfloor and other damaged floors, substandard and damaged sinks, broken and nonfunctioning windows, damaged paint creating a lead hazard, damaged cabinets, unpermitted electrical work, broken stove, and missing smoke and carbon monoxide detectors. NOV 201538061 instructed Defendants to obtain building, plumbing, and

electrical permits, and complete all work to correct the violations within 30 days. A true and correct copy of NOV 201538061 is attached hereto as **Exhibit FF** and is incorporated as part of this Complaint.

106. Defendant failed to timely abate the violations in NOV 201538061.

107. On or around July 2, 2015, DBI held a properly-noticed Director's Hearing for NOV 201538061. Defendants attended the hearing.

108. On or around July 2, 2015, the Director of DBI issued an Order of Abatement for NOV 201538061, numbered 201538061A ("OOA 201538061A"). OOA 201538061A declared 505 26th Ave. to be an unsafe building or a public nuisance, and ordered Defendants to obtain necessary permits and abate all outstanding violations in NOV 201538061 within seven days. A true and correct copy of OOA 201538061A is attached hereto as **Exhibit GG** and is incorporated as part of this Complaint.

109. OOA 201538061A was recorded with the San Francisco Assessor-Recorder's office on or around August 7, 2015.

110. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have only abated one of the more than 40 violations identified in NOV 201538061. Defendants do not have any valid building, plumbing, or electrical permits to abate the violations.

Complaint 201538251: 16th Notice of Violation and 15th Order of Abatement

111. On March 31, 2015 and April 9, 2015, the City Attorney's Office conducted a task force inspections at 505 26th Ave., which included a Building Inspector. On or around April 1, 2015, DBI's Building Inspection Division ("BID") issued a Notice of Violation numbered 201538251 ("NOV 201538251"), for violations of the San Francisco Building Code, including illegal subdivision of Apartment No. 2 into separate guestrooms, and broken windows, substandard doors, and water-damaged ceiling in the ground-floor commercial units. NOV 201538251 instructed Defendants to obtain building permits within 60 days, and to complete all work to abate the violations within 90 days. A true and correct copy of NOV 201538251 is attached hereto as **Exhibit HH** and is incorporated as part of this Complaint.

112. Defendants failed to timely abate any of the violations in NOV 201538251.

113. On or around May 7, 2015, BID issued a second Notice of Violation, also numbered 201538251, noting Defendants' failure to comply with NOV 201538251, and indicating that DBI would begin abatement proceedings. A true and correct copy of this second Notice of Violation is attached hereto as **Exhibit II**, and incorporated as part of this Complaint.

114. Again, Defendants failed to abate any violations in NOV 201538251.

115. On or around September 22, 2015, DBI held a properly-noticed Director's Hearing on NOV 201538251. Defendants attended the hearing.

116. On or around September 25, 2015, the Director of DBI issued an Order of Abatement for NOV 201538251 numbered 107708-A ("OOA 107708-A"). OOA 107708-A declared 505 26th Ave. to be a public nuisance, and ordered Defendants to obtain necessary permits and abate all violations in NOV 201538251 within 30 days. A true and correct copy of OOA 107708-A is attached hereto as **Exhibit JJ** and incorporated as part of this Complaint.

117. OOA 107708-A was recorded with the San Francisco Assessor-Recorder's Office on November 6, 2015.

118. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201538251. Nor do Defendants have any valid permits to abate the violations.

Complaint 201574855: 17th Notice of Violation and 16th Order of Abatement

119. On or around October 19, 2015, HIS inspected 505 26th Ave. On or around November 3, 2015, based on observations made during those inspections, HIS issued a Notice of Violation numbered 201574855 ("NOV 201574855"), for more than a dozen violations of the San Francisco Housing, Plumbing, and Electrical Codes, and the Uniform Plumbing Code in the common areas of the building, including damaged boiler room ceiling, work without permit, combustible storage in the boiler room, missing seismic bracing, inadequate lighting, improper garbage storage, water damaged walls and ceilings creating a lead hazard. NOV 201574855 declared the property a public nuisance, and instructed Defendants to obtain building, plumbing, and electrical permits, and complete all work to correct the violations within 30 days. A true and correct copy of NOV 201574855 is attached hereto as **Exhibit KK** and is incorporated as part of this Complaint.

120. Defendant failed to timely abate any of the violations in NOV 201574855.

121. On or around February 4, 2016, DBI held a properly-noticed Director's Hearing for NOV 201574855. Defendants did not attend the hearing.

122. On or around February 4, 2016, the Director of DBI issued an Order of Abatement for NOV 201574855, numbered 201574855A ("OOA 201574855A"). OOA 201574855A declared 505 26th Ave. to be an unsafe building or a public nuisance, and ordered Defendants to obtain necessary permits and abate all outstanding violations in NOV 201574855 within seven days. A true and correct copy of OOA 201574855A is attached hereto as **Exhibit LL** and is incorporated as part of this Complaint.

123. OOA 201574855A was recorded with the San Francisco Assessor-Recorder's office on March 14, 2016.

124. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201574855. Nor do Defendants have any valid building, plumbing, or electrical permits to abate the violations.

Complaint 201692641: 18th Notice of Violation

125. On or around January 15, 2016, HIS inspected 505 26th Ave. On or around January 19, 2016, based on observations made during those inspections, HIS issued a Notice of Violation numbered 201692641 ("NOV 201692641"), for violations of the San Francisco Housing Code in Apartment No. 2, which had been unlawfully subdivided into separate guest rooms, including locked doors that provided a means of egress in case of a fire, damaged ceilings and walls constituting a lead hazard, and improper garbage storage in the common area. NOV instructed Defendants to complete all work to correct the violations within 30 days. A true and correct copy of NOV 201692641 is attached hereto as **Exhibit MM** and is incorporated as part of this Complaint.

126. Defendant failed to timely abate any of the violations in NOV 201692641, all of which remain outstanding to date.

127. On or around April 18, 2016, DBI held a properly-noticed Director's Hearing for NOV 201692641. Defendants attended the hearing.

128. On or around May 12, 2016, the Director of DBI issued an Order of Abatement for NOV 201692641 numbered 201692641 ("OOA 201692641"). OOA 201692641 declared 505 26th Ave. to be an unsafe building or public nuisance, and ordered Defendants to abate all outstanding violations in NOV 201692641 within seven days. A true and correct copy of OOA 201692641 is attached hereto as **Exhibit NN** and is incorporated as part of this Complaint.

129. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated all violations identified in NOV 201692641.

Complaint 201692581: 19th Notice of Violation and 17th Order of Abatement

130. On or around January 15, 2016, HIS inspected 505 26th Ave. On or around January 19, 2016, based on observations made during those inspections, HIS issued a Notice of Violation numbered 201692581 ("NOV 201692581"), for failure to provide heat to Apartment No. 2, in violation of the San Francisco Housing Code. NOV 201692581 instructed Defendants to complete all work to correct the violations within 21 days. A true and correct copy of NOV 201692581 is attached hereto as **Exhibit OO** and is incorporated as part of this Complaint.

131. Defendant failed to timely abate any of the violations in NOV 201692581.

132. On or around March 17, 2016, DBI held a properly-noticed Director's Hearing for NOV 201692581. Defendants did not attend the hearing.

133. On or around March 17, 2016, the Director of DBI issued an Order of Abatement for NOV 201692581, numbered 201692581A ("OOA 201692581A"). OOA 201692581A declared 505 26th Ave. to be an unsafe building or a public nuisance, and ordered Defendants to obtain necessary permits and abate all outstanding violations in NOV 201692581 within seven days. A true and correct copy of OOA 201692581A is attached hereto as **Exhibit PP** and is incorporated as part of this Complaint.

134. OOA 201692581 was recorded with the San Francisco Assessor-Recorder's office on or around April 20, 2016.

135. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201692581.

1254-1256 LEAVENWORTH STREET

136. 1254 Leavenworth is a three-story building, with two family dwelling units on the second and third floors, and a guestroom on the ground floor.

137. Plaintiffs are informed and believe that Defendant has owned and managed 1254 Leavenworth since approximately July 1991.

138. Since 1997, DBI has received at least 19 complaints regarding 1254 Leavenworth.

139. As of the filing of this Complaint, Defendants have six outstanding Notices of Violation and six outstanding Orders of Abatement from DBI at 1254 Leavenworth.

Complaint 200668574: 1st Notice of Violation and Order of Abatement

140. On or around March 23, 2006, HIS inspected 1254 Leavenworth. Based on observations made during that inspection, on or around April 5, 2006, HIS issued a Notice of Violation numbered 200668574 ("NOV 200668574"), noting violations of the San Francisco Housing and Plumbing Codes in Apartment No. 1256B, including inadequate ceiling heights, broken exit doors, unpermitted water heater, installation of a kitchen without permits, damaged floor coverings, and rotted subfloors. NOV 200668574 instructed Defendants to obtain the necessary building and plumbing permits, and complete all work to abate the violations within 45 days. A true and correct copy of NOV 200668574 is attached hereto as **Exhibit QQ** and is incorporated as part of this Complaint.

141. On or around April 11, 2006, HIS issued a second Notice of Violation, also numbered 200668574, citing additional violations of the San Francisco Building Code, including unlawfully converting a guest room into a dwelling unit without permits. The Notice of Violation instructed Defendants to obtain necessary permits to return the unit to a guest room, and complete all work to abate the violations within 60 days. A true and correct copy of the second Notice of Violation numbered 200668574 is attached hereto as **Exhibit RR**.

142. Defendants failed to timely abate any the violations in the first or second Notices of Violations numbered 200668574.

143. On or around October 19, 2006, DBI held a properly-noticed Director's Hearing on the violations in both NOVs numbered 200668574. Defendants attended the hearing.

144. On or around October 23, 2006, the Director of DBI issued an Order of Abatement for NOV 200668574, numbered 200668574-A ("OOA 200668574-A"). OOA 200668574-A declared 1254 Leavenworth an unsafe building or a public nuisance, and ordered Defendants to obtain all necessary permits and abate all outstanding violations in NOV 200668574 within seven days. A true and correct copy of OOA 200668574-A is attached hereto as **Exhibit SS** and is incorporated as part of this Complaint.

145. OOA 200668574-A was recorded with the San Francisco Assessor-Recorder's office on or around December 18, 2006.

146. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated the violations identified in NOV 200668574. Nor do Defendants currently have any permits to abate the violations.

Complaint 200708010: 2nd Notice of Violation and Order of Abatement

147. On or around June 12, 2007, HIS inspected 1254 Leavenworth. The same day, based on observations made during the inspection, HIS issued a Notice of Violation numbered 200708010 ("NOV 200708010"), noting violations of the San Francisco Housing Code and the California Electrical Code, including dry-rotted, and damaged rear deck, improper garbage storage, and lack of tenant access to electrical breakers. NOV 200708010 instructed Defendants to obtain a building permit and complete all work to abate the violations within 14 days. A true and correct copy of NOV 200708010 is attached hereto as **Exhibit TT** and is incorporated as part of this Complaint.

148. Defendants failed to timely abate any of the violations in NOV 200708010.

149. On or around August 23, 2007, DBI held a properly-noticed Director's Hearing on NOV 200708010. Defendants attended the hearing.

150. On or around August 23, 2007, the Director of DBI issued an Order of Abatement for NOV 200708010, numbered 200708010-A ("OOA 200708010-A"). OOA 200708010-A declared 1254 Leavenworth an unsafe building or a public nuisance, and ordered Defendants to obtain necessary permits abate all violations in NOV 200708010 within 7 days. A true and correct copy of OOA 200708010-A is attached hereto as **Exhibit UU** and is incorporated as part of this Complaint.

151. OOA 200708010-A was recorded with the San Francisco Assessor-Recorder's office on or around October 16, 2007.

152. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 200708010. Nor do Defendants currently have any permits to abate the violations.

Complaint 200878017: 3rd Notice of Violation and Order of Abatement

153. On or around October 24, 2008, BID issued a Notice of Violation numbered 200878017 ("NOV 200878017"), noting violations of the San Francisco Building Code, including dry rot in a rear wooden deck and stairs rendering the building unsafe. NOV 200878017 instructed Defendants to obtain a building permit to replace the deck and to complete all work to abate the violations within five days. A true and correct copy of NOV 200878017 is attached hereto as **Exhibit VV** and is incorporated as part of this Complaint.

154. Defendants failed to timely abate any of the violation in NOV 200878017.

155. On or around October 29, 2008, BID issued a second Notice of Violation, also numbered 200878017, noting Defendants' failure to comply with NOV 200878017, and instructing Defendants to file a permit application within four days. A true and correct copy of this second Notice of Violation is attached hereto as **Exhibit WW**, and incorporated as part of this Complaint.

156. Again, Defendants failed to timely abate the violations in NOV 200878017.

157. On or around February 12, 2009, DBI held a properly-noticed Director's Hearing on NOV 200878017. Defendants attended the hearing.

158. On or around February 13, 2009, the Director of DBI issued an Order of Abatement for NOV 200878017, numbered 103021-A ("OOA 103021-A"). OOA 103021-A declared the structure to be a public nuisance and ordered Defendants to obtain necessary permits and complete all work to abate the violations in NOV 200878017 within 30 days. A true and correct copy of OOA 103021-A is attached hereto as **Exhibit XX** and is incorporated as part of this Complaint.

159. OOA 103021-A was recorded with the San Francisco Assessor-Recorder's office on or around February 25, 2009.

160. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 200878017. Nor do Defendants currently have any permits to abate the violations.

Complaint 201537346: 4th Notice of Violation and Order of Abatement

161. On or around March 27, 2015, the City Attorney's Office conducted a task force inspection of 1254 Leavenworth, which included a Plumbing Inspector. On or around March 27, 2015, based on observations made during the inspection, PID issued a Notice of Violation numbered 201537346 ("NOV 201537346"), noting violations of the San Francisco Plumbing and Mechanical Codes, including, but not limited to, missing sink airgaps, damaged bathtub fixtures, improperly-installed laundry, lack of access to water heater, improperly installed flues, and damaged piping. NOV 201537346 instructed Defendants to obtain necessary plumbing permits and complete all work to abate the violations within 30 days. A true and correct copy of NOV 201537346 is attached hereto as **Exhibit YY** and is incorporated as part of this Complaint.

162. Defendants failed to timely abate the violations in NOV 201537346.

163. On or around June 16, 2015, PID issued a second Notice of Violation, noting Wong's failure to comply with NOV 201537346, giving Defendants 15 additional days to obtain necessary permits and abate the violations, and stating PID would begin abatement proceedings. A true and correct copy of the second Notice of Violation is attached hereto as **Exhibit ZZ** and is incorporated as part of this Complaint.

164. Once again, Defendants failed to abate the violations in NOV 201537346.

165. On or around January 26, 2016, DBI held a properly-noticed Director's Hearing on NOV 201537346. Defendants did not attend the hearing.

166. On or around January 29, 2016, the Director of DBI issued an Order of Abatement for NOV 201537346 numbered 107923-A ("OOA 107923-A"). OOA 107923-A declared 1254 Leavenworth a public nuisance, and ordered Defendants to obtain the necessary plumbing permit and complete all work to abate the violations in NOV 201537346 within 30 days. A true and correct copy of OOA 107923-A is attached hereto as **Exhibit AAA** and incorporated as part of this Complaint.

167. OOA107923-A was recorded with the San Francisco Assessor-Recorder on March 22, 2016.

168. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201537346. Nor do Defendants currently have any permits to abate the violations.

Complaint 201539711: 5th Notice of Violation and Order of Abatement

169. On or around March 27, 2015, the City Attorney's Office conducted a task force inspection of 1254 Leavenworth, which included a Building Inspector. On or around April 9, 2015, based on observations made during that inspection, BID issued a Notice of Violation numbered 201539711 ("NOV 201539711"). NOV 201539711 outlined violations of the San Francisco Building Code, stemming from the expiration of the 2007 permit Defendants initially obtained to legalize their prior unlawful conversion of a guest room to a dwelling unit without permits. NOV 201539711 instructed Defendants to obtain all necessary permits, obtain required inspections and a certificate of final completion and occupancy for change of use, and complete all work to abate the violations within 90 days. A true and correct copy of NOV 201539711 is attached hereto as **Exhibit BBB** and is incorporated as part of this Complaint.

170. Defendants failed to timely obtain the necessary permits, or abate the violations in NOV 201539711.

171. On or around June 1, 2015, DBI issued a second Notice of Violation, also numbered 201539711, noting Defendants' failure to comply with NOV 201539711, and stating that DBI would begin abatement proceedings. A true and correct copy of this second Notice of Violation is attached hereto as **Exhibit CCC**, and incorporated as part of this Complaint.

172. Again, Defendants failed to timely obtain the necessary permits, or abate the violations in NOV 201539711.

173. On or around September 22, 2015, DBI held a properly-noticed Director's Hearing on NOV 201539711. Defendants attended the hearing.

174. On or around September 23, 2015, the Director of DBI issued an Order of Abatement for NOV 201539711, numbered 107702-A ("OOA 107702-A"). OOA-107702 declared 1254

Leavenworth a public nuisance, and ordered Defendants to obtain the necessary permits and complete all work to abate the violations in NOV 201539711 within 90 days. A true and correct copy of OOA107702-A is attached hereto as **Exhibit DDD** and incorporated as part of this Complaint.

175. OOA-107702-A was recorded with the San Francisco Assessor-Recorder on October 23, 2015.

176. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated any of the violations identified in NOV 201539711. Nor do Defendants currently have any permits to abate the violations.

Complaint 201537301: 6th Notice of Violation and Order of Abatement

177. On or around March 27, 2015, the City Attorney's Office conducted a task force inspection of 1254 Leavenworth, which included a Housing Inspector. On or around April 21, 2015, based on observations made during that inspection, HIS issued a Notice of Violation numbered 201537301 ("NOV 201537301"), noting violations of the San Francisco Housing Code, California Building Code, and Uniform Mechanical Code, including damaged and deteriorated stairs constituting a life safety hazard, missing stair handrails, accumulation of trash constituting a fire hazard, damaged paint creating a lead hazard, lack of emergency egress, broken dryer vents, uncovered electrical wires, and missing smoke and carbon monoxide detectors. NOV 201537301 ordered Defendants to obtain building and electrical permits and complete all work to abate the violations within 30 days. A true and correct copy of NOV 201537301 is attached hereto as **Exhibit EEE** and is incorporated as part of this Complaint.

178. Defendants failed to timely abate any of the violations in NOV 201537301.

179. On or around July 2, 2015, DBI held a properly-noticed Director's Hearing on NOV 201537301. Defendants were represented at the hearing.

180. On or around July 2, 2015, the Director of DBI issued an Order of Abatement for NOV 201537301, numbered 201537301A ("OOA 201537301A"). OOA 201537301A declared 1254 Leavenworth an unsafe building or a public nuisance, and ordered Defendants to obtain the necessary permits and complete all work to abate the violations in NOV 201537301 within seven days. A true

and correct copy of OOA 201537301A is attached hereto as **Exhibit FFF** and is incorporated as part of this Complaint.

181. OOA 201537301 was recorded with the San Francisco Assessor-Recorder's office on or around August 7, 2015.

182. Plaintiffs are informed and believe that, as of the filing of this Complaint, Defendants have not abated the violations identified in NOV 201537301. Nor do Defendants currently have any permits to abate the violations.

FIRST CAUSE OF ACTION FOR VIOLATION OF THE STATE HOUSING LAW BROUGHT BY PLAINTIFFS THE CITY AND COUNTY OF SAN FRANCISCO AGAINST ALL DEFENDANTS
(Health and Safety Code Sections 17920-17980.9)

183. Plaintiffs hereby incorporate by reference paragraphs 1-182 and Exhibits A-FFF, above, as though fully set forth herein.

184. Defendants are now, and for a considerable period of time heretofore, and at all relevant times herein mentioned has been, maintaining the Properties as substandard buildings as defined by Health and Safety Code section 17920.3, which substantially endangers the life, limb, health, property, safety, or welfare of the public.

185. At all times herein mentioned Defendants have had notice and knowledge the Properties constituted substandard buildings because they were served with administrative Notices and Orders issued by DBI.

186. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the public from the harm caused by the conditions described above.

187. Unless injunctive relief is granted, the residents of the Properties and the residents and citizens of the City and County of San Francisco, will suffer irreparable injury and damage, in that said conditions will continue to be injurious to the continuous enjoyment of the life and the free use of property of said residents of the City and County of San Francisco and the People of the State of California.

SECOND CAUSE OF ACTION FOR PUBLIC NUISANCE BY PLAINTIFFS AGAINST ALL DEFENDANTS

COUNT ONE
PUBLIC NUISANCE PER SE
(San Francisco Municipal Housing, Building, Mechanical, and Plumbing Codes)

188. Plaintiffs hereby incorporate by reference paragraphs 1-182 and Exhibits A-FFF, above, as though fully set forth herein.

189. Plaintiff CITY AND COUNTY OF SAN FRANCISCO brings this cause of action pursuant to the San Francisco Municipal Housing, Building, Electrical, Mechanical, and Plumbing Codes.

190. Defendants are now, and for a considerable period of time and at all times herein mentioned have been, maintaining the Properties in violation of the San Francisco Municipal Housing Code. Pursuant to Housing Code section 401, any condition that is dangerous to human life or is detrimental to health, or is a fire hazard, or any building that has insufficient ventilation or illumination or inadequate or unsanitary sewage or plumbing facilities, or any substandard building, or that has mold or mildew, is a *per se* public nuisance. The conditions constituting a continuing public nuisance in violation of San Francisco Housing Code are more fully described above in paragraphs 1-182 and attached Exhibits A-FFF.

191. Defendants are now, and for a considerable period of time and at all relevant times herein mentioned have been, maintaining the Properties in violation of the San Francisco Building Code. Pursuant to Building Code section 102A, any building, structure, property, or part thereof, that is structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or is otherwise dangerous to human life, safety, or health of the occupants or the occupants of adjacent properties or the public by reason of inadequate maintenance, dilapidation, obsolescence or abandonment, or was erected, moved, altered, constructed or maintained in violation of law or ordinance, is unsafe and a *per se* public nuisance. The conditions constituting the public nuisance are more fully described above in in paragraphs 1-182 and attached Exhibits A-FFF.

192. At all times herein mentioned Defendants had notice and knowledge that the Properties constituted a public nuisance and an unsafe building or structure because they were served with

administrative Notices and Orders issued by DBI but failed and refused to take reasonable steps to abate the nuisance.

193. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the public from the present danger and harm caused by the conditions described above.

194. Unless said nuisance is abated, the residents of the adjacent properties, the surrounding neighborhood, and the residents and citizens of the City and County of San Francisco, will suffer irreparable injury and damage, in that said conditions will continue to be injurious to the continuous enjoyment of the life and the free use of property of said residents of the City and County of San Francisco and the People of the State of California.

195. By maintaining the Properties in a manner violating the San Francisco Housing Code, Defendants have violated, disobeyed, omitted, neglected and refused to comply with the San Francisco Housing Code and the orders issued by HIS and DBI, and Defendants are thus subject to civil penalties up to $1,000 per day for each day that such violations existed and were permitted to continue as set forth in Housing Code section 204(c)(2).

196. By maintaining the Properties in a manner violating the San Francisco Building Code, Defendants have violated, disobeyed, omitted, neglected and refused to comply with the San Francisco Building Code and the orders issued by DBI, and Defendants are thus subject to civil penalties up to $500 per day for each day that such violations existed and were permitted to continue as set forth in Building Code section 103A.

197. By maintaining the Properties in a manner violating the San Francisco Plumbing Code, Defendants have violated, disobeyed, omitted, neglected and refused to comply with the San Francisco Plumbing Code and the orders issued by DBI, and Defendants are thus subject to civil penalties up to $500 per day for each day that such violations existed and were permitted to continue as set forth in Plumbing Code section 102.5.

198. By maintaining the Properties in a manner violating the San Francisco Mechanical Code, Defendant has violated, disobeyed, omitted, neglected and refused to comply with the San Francisco Mechanical Code and the orders issued by DBI, and Defendants are thus subject to civil

penalties up to $500 per day for each day that such violations existed and were permitted to continue as set forth in Mechanical Code section 109.2.

COUNT TWO
GENERAL PUBLIC NUISANCE STATUTE
(Civil Code Sections 3479, 3480)

199. Plaintiffs hereby incorporate by reference paragraphs 1-182 and Exhibits A-FFF, above, as though fully set forth herein.

200. As described above, Defendants are now, and for a considerable period of time, and all relevant times, has been, maintaining the Properties in such a manner as to constitute a continuing public nuisance within the meaning of Civil Code sections 3479 and 3480. The practices described above are injurious to the health and safety of the residents and the community, are offensive to the senses, and interfere with the comfortable enjoyment of life and property. The practices described above also affect a considerable number of persons and an entire community or neighborhood.

201. At all times herein mentioned, Defendants knew or should have known that the Properties were being maintained as a public nuisance, as alleged in the Complaint, but failed and refused to take reasonable steps to abate the nuisance.

202. Unless enjoined, Defendants will continue to operate the Properties in the above-described condition as a public nuisance.

203. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the public from the present danger and harm caused by the conditions described above. Unless injunctive relief is granted to enjoin Defendants, the public will suffer irreparable injury and damage.

204. Unless this nuisance is abated, the community, neighborhood, and the residents and citizens of the State of California and the City and County of San Francisco will suffer irreparable injury and damage, in that said conditions will continue to be injurious to the enjoyment and the free use of the life and property of said residents and citizens of the State of California and the City and County of San Francisco.

THIRD CAUSE OF ACTION FOR NON-COMPLIANCE WITH AN ORDER OF ABATEMENT ISSUED BY THE SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION BROUGHT BY PLAINTIFF CITY AND COUNTY OF SAN FRANCISCO AGAINST ALL DEFENDANTS

(San Francisco Building Code Sections 102A and 103A, Housing Code Section 204)

205. Plaintiffs hereby incorporate by reference paragraphs 1-182 and Exhibits A-FFF, above, as though fully set forth herein.

206. As described above, and as set forth in the incorporated Exhibits A-FFF to this Complaint, DBI issued Notices of Violation to Defendants, pursuant to the San Francisco Building, Housing, Mechanical, and Plumbing Codes for violations at the Properties.

207. Defendants failed to comply with the Notices of Violation, by continuing to allow the Properties to remain in an unsafe and illegal condition for a substantial period of time.

208. As described above, and as set forth in the incorporated Exhibits to this Complaint, the Director of DBI issued Orders of Abatement to Defendants for violations at the Properties. These Orders of Abatement remain outstanding.

209. Defendants failed to comply with the Orders of Abatement by continuing to maintain the substandard and unsafe condition of the Properties and by not filing the necessary building, plumbing, and/or electrical permit applications to repair the unsafe conditions.

210. Defendants are subject to civil penalties of up to $1000 for each day that they failed to comply with DBI's Notices of Violation and DBI's Orders of Abatement, as set forth in Housing Code section 204(c)(2).

211. Defendants are subject to civil penalties of up to $500 for each day that they failed to comply with DBI's Notices of Violation and Orders of Abatement, as set forth in Building Code section 103A.

212. Defendants are subject to civil penalties of up to $500 for each day that they failed to comply with the DBI's Notices of Violation and Orders of Abatement, as set forth in Plumbing Code section 102.5.

213. Defendants are subject to civil penalties of up to $500 for each day that they failed to comply with the DBI's Notices of Violation and Orders of Abatement, as set forth in Mechanical Code section 109.2.

FOURTH CAUSE OF ACTION FOR UNFAIR AND UNLAWFUL BUSINESS PRACTICES BROUGHT BY PLAINTIFF PEOPLE OF THE STATE OF CALIFORNIA AGAINST ALL DEFENDANTS

(Business and Professions Code Sections 17200-17210)

214. Plaintiff hereby incorporates by reference paragraphs 1-182 and Exhibits A-FFF, above, as though fully set forth herein

215. Plaintiff, acting to protect the public as consumers and competitors from unlawful practices, brings this cause of action in the public interest in the name of the People of the State of California, pursuant to Business and Professions Code sections 17200-17210.

216. Defendants own and/or manage a mixed-use residential and commercial building at 505 26th Ave. and a residential building at 1254 Leavenworth, in the City and County of San Francisco, State of California. The violations of law described herein have been and are being carried out wholly or in part within the City and County of San Francisco.

217. Defendants' actions are in violation of the laws and public policies of the City and County of San Francisco and the State of California and are inimical to the rights and interests of the general public. Unless enjoined and restrained by an order of this Court, Defendants will continue to engage in the unlawful and unfair acts and course of conduct described herein.

218. Through the conduct described above in paragraphs 1-57, Defendants have engaged in the following unlawful and unfair business practices prohibited by the Business and Professions Code sections 17200-17210: violation of the State Housing Law, and creating, permitting, and maintaining a public nuisance at the Properties.

219. Plaintiffs are likely to have evidentiary support, after reasonable opportunity for further investigation and discovery, to allege that as a direct and proximate result of the foregoing acts and practices, Defendants received income, savings, capital appreciation, and/or other benefits that they would not have received if they had not engaged in the violations of the Business and Professions Code as described in this Complaint.

220. The actions and conduct of Defendants in sustaining these unlawful and unfair business practices have caused residents of the surrounding community and neighborhood and the City and County of San Francisco, and the People of the State of California to suffer irreparable harm for which this Court should award civil penalties pursuant to Business and Professions Code sections 17200-17210.

221. Plaintiffs have no adequate remedy at law in that damages are insufficient to protect the public from the present danger and harm caused by the conditions described in this Complaint. Defendants will continue to engage in unlawful and unfair business practices. Unless Defendants are enjoined by an order of this Court from engaging in the above described unlawful and unfair business practices, and ordered to pay civil penalties pursuant to Business and Professions Code sections 17200-17210 said residents and merchants of the surrounding community and neighborhood and the City and County of San Francisco will continue to suffer irreparable injury and damage, and will be prevented from the comfortable enjoyment of life and property.

222. Defendants are subject to civil penalties of up to $2,500 per violation of the Business and Professions Code for each act of unlawful and unfair competition pursuant to Business and Professions Code section 17206, as well as to disgorgement of profits as authorized by Business and Professions Code section 17203.

WHEREFORE, Plaintiffs pray that:

1. Defendants be declared to have violated Health and Safety Code section 17980, the San Francisco Municipal Housing, Building, Plumbing, and Mechanical Codes, Civil Code sections 3479 and 3480, the State Housing Law, and the Unfair Competition Law;

2. The property and structure located at 505 26th Avenue, San Francisco, California, together with the fixtures and moveable property therein and thereon, be declared a public nuisance and a *per se* public nuisance, to be permanently abated in accordance with Health and Safety Code section 17980, the San Francisco Housing Code section 204, San Francisco Building Code section 102A, Civil Code section 3479 and 3480, and Code of Civil Procedure section 731;

3. The property and structure located at 1254-58 Leavenworth Street, San Francisco, California, together with the fixtures and moveable property therein and thereon, be declared a public

nuisance and a *per se* public nuisance, to be permanently abated in accordance with Health and Safety Code section 17980, the San Francisco Housing Code section 204, San Francisco Building Code section 102A, Civil Code section 3479 and 3480, and Code of Civil Procedure section 731;

4. Defendants and their agents, officers, managers, representatives, employees, and anyone acting on their behalf, and their heirs and assignees, be permanently enjoined from operating, conducting, using, occupying, or in any way permitting the use of the property and structures at 505 26th Avenue and 1254-58 Leavenworth Street as public nuisances;

5. Defendants and their agents, officers, managers, representatives, employees, and anyone acting on their behalf, and their heirs and assignees be permanently enjoined from operating, conducting, using, occupying, or in any way permitting the use of the property and structures at 505 26th Avenue and 1254-58 Leavenworth Street in violation of state or municipal law, including but not limited to Health and Safety Code section 17980, the San Francisco Housing Code, the San Francisco Building Code, the San Francisco Health Code, the San Francisco Plumbing Code, the San Francisco Electrical Code, the San Francisco Mechanical Code, Civil Code sections 3479 and 3480, the State Housing Law, and the Unfair Competition Law;

6. Defendants, their agents, officers, managers, representatives, employees, and anyone acting on their behalf, and their heirs and assignees be preliminarily and permanently enjoined from operating, conducting, using, renting, leasing, occupying, or in any way permitting the use of the Properties unless and until all parts thereto conform to law;

7. Defendants, their agents, officers, managers, representatives, employees, and anyone acting on their behalf, and their heirs and assignees be ordered to immediately cause the Properties and all parts thereof to conform to law;

8. Pursuant to San Francisco Housing Code section 204(c)(2), Defendants be ordered to pay a civil penalty of $1,000 for each day that the Housing Code violations alleged in this Complaint occurred or were permitted to continue;

9. Pursuant to San Francisco Building Code section 103A, Defendants be ordered to pay a civil penalty of $500 for each day that the Building Code violations alleged in this Complaint occurred or were permitted to continue;

10. Pursuant to San Francisco Plumbing Code section 102.5, Defendants be ordered to pay a civil penalty of $500 for each day that the Plumbing Code violations alleged in this Complaint occurred or were permitted to continue;

11. Pursuant to San Francisco Mechanical Code section 109.2, Defendants be ordered to pay a civil penalty of $500 for each day that the Mechanical Code violations alleged in this Complaint occurred or were permitted to continue;

12. Plaintiffs shall have a lien upon said premises in the amount expended to abate the violations and to have judgment in said amount against Defendants, their successors and assigns;

13. Recordation of an abstract of judgment in this case constitutes a prior lien over any lien that may be held on the property by any defendant to this action;

14. Defendants, their agents, officers, managers, representatives, employees, and anyone acting on their behalf, shall pay all assessment costs, pursuant to Building Code section 102A;

15. Plaintiffs shall be awarded attorneys' fees and costs pursuant to Health and Safety Code section 17980.7;

16. Pursuant to Health and Safety Code section 17980.7(c) and Code of Civil Procedure sections 564-570, if Defendants fail to abate the violations, the Court may appoint a receiver to manage the Properties and correct the violations at the expense of Defendants;

17. That, pursuant to Business and Professions Code section 17206, Defendants be ordered to pay a civil penalty of $2,500 for each act of unlawful and unfair competition in violation of Business and Professions Code section 17200;

18. That, pursuant to Business and Professions Code section 17203, Defendants be ordered to disgorge all illegally obtained profits obtained through their unlawful and unfair business practices in violation of Business and Professions Code sections 17200-17210;

19. That, pursuant to Business and Professions Code section 17203, that the Court order restitution of all money or property acquired by Defendants as a result of the unlawful business practices to former and present occupants of the property during all times relevant to the Complaint;

20. That Defendants be enjoined from spending, transferring, encumbering, or removing from California any money received from the property or in payment for the unfair and unlawful acts alleged in the Complaint;

21. Plaintiffs be awarded costs incurred herein; and

22. Plaintiffs shall have such further and other relief as the court deems just.

Dated: May 17, 2016

DENNIS J. HERRERA
City Attorney
THOMAS S. LAKRITZ
Chief Attorney
MEGAN CESARE-EASTMAN
Deputy City Attorney

By: Megan Cesare
MEGAN CESARE-EASTMAN,
Attorneys for Plaintiffs
CITY AND COUNTY OF SAN FRANCISCO, and
THE PEOPLE OF THE STATE OF CALIFORNIA

INDEX TO EXHIBITS

Exhibit	Description
A	Corporation Grant Deed dated October 13, 1994, and recorded December 5, 1994, for 505 26th Avenue
B	Department of Building Inspection Notice of Violation No. 200232819 dated 10-Sep-02, for 505 26th Avenue
C	Department of Building Inspection Order of Abatement No. 8625-A dated April 28, 2003, and recorded May 9, 2003, for 505 26th Avenue
D	Department of Building Inspection Notice of Violation No. 200719871 dated 09-Sep-07, for 505 26th Avenue
E	Department of Building Inspection Order of Abatement No. 200719871-A dated March 20, 2008, and recorded June 2, 2008, for 505 26th Avenue
F	Department of Building Inspection Notice of Violation No. 201324591 dated 19-Sep-13, for 505 26th Avenue
G	Department of Building Inspection Order of Abatement No. 201324591A dated January 9, 2014, and recorded February 14, 2014, for 505 26th Avenue
H	Department of Building Inspection Notice of Violation No. 201335621 dated 07-Nov-13, for 505 26th Avenue
I	Department of Building Inspection Order of Abatement No. 201335621A dated December 5, 2013, and recorded May 29, 2014, for 505 26th Avenue
J	Abatement Appeals Board – Notice of Decision, Appeal No. 6785, dated March 28, 2014, and recorded April 23, 2014, for 505 26th Avenue
K	Department of Building Inspection Notice of Violation No. 201341441 dated 09-Dec-13, for 505 26th Avenue
L	Department of Building Inspection Order of Abatement No. 201341441A dated January 9, 2014, and recorded February 14, 2014, for 505 26th Avenue
M	Department of Building Inspection Notice of Violation No. 201445811 dated 06-Jan-14, for 505 26th Avenue
N	Department of Building Inspection Order of Abatement No. 201445811A dated July 10, 2014, and recorded August 15, 2014, for 505 26th Avenue
O	Department of Building Inspection Notice of Violation No. 201469752 dated 25-Apr-14, for 505 26th Avenue
P	Department of Building Inspection Order of Abatement No. 201469752A dated March 5, 2015, and recorded April 5, 2015, for 505 26th Avenue

Q	Department of Building Inspection Notice of Violation No. 201488171 dated 04-Aug-14, for 505 26th Avenue
R	Department of Building Inspection Order of Abatement No. 201488171A dated February 19, 2015, and recorded April 5, 2015, for 505 26th Avenue
S	Department of Building Inspection Notice of Violation No. 201408391 dated 17-Nov-14, for 505 26th Avenue
T	Department of Building Inspection Order of Abatement No. 201408391A dated March 5, 2015, and recorded April 29, 2015, for 505 26th Avenue
U	Department of Building Inspection Notice of Violation No. 201516891 dated 09-Jan-15, for 505 26th Avenue
V	Department of Building Inspection Order of Abatement No. 201516891A dated February 19, 2015, and recorded April 6, 2015, for 505 26th Avenue
W	Department of Building Inspection Notice of Violation No. 201522121, Notice 1, dated 27-Jan-15, for 505 26th Avenue
X	Department of Building Inspection Notice of Violation No. 201522121, Notice 2, dated 18-Feb-15, for 505 26th Avenue
Y	Department of Building Inspection Order of Abatement No. 107842-A dated December 10, 2015, and recorded February 9, 2016, for 505 26th Avenue
Z	Department of Building Inspection Notice of Violation No. 201522341, Notice 1, dated 28-Jan-15, for 505 26th Avenue
AA	Department of Building Inspection Notice of Violation No. 201522341, Notice 2, dated 31-Mar-15, for 505 26th Avenue
BB	Department of Building Inspection Notice of Violation No. 201529601 dated 21-Feb-15, for 505 26th Avenue
CC	Department of Building Inspection Order of Abatement No. 201529601A dated February 18, 2016, and recorded March 28, 2016, for 505 26th Avenue
DD	Department of Building Inspection Notice of Violation No. 201535511 dated 20-Mar-15, for 505 26th Avenue
EE	Department of Building Inspection Order of Abatement No. 201535511A dated May 14, 2015, and recorded June 24, 2015, for 505 26th Avenue
FF	Department of Building Inspection Notice of Violation No. 201538061 dated 20-Apr-15, for 505 26th Avenue
GG	Department of Building Inspection Order of Abatement No. 201538061A dated July 2, 2015, and recorded August 7, 2015, for 505 26th Avenue
HH	Department of Building Inspection Notice of Violation No. 201538251, Notice 1, dated 01-Apr-15, for 505 26th Avenue

II	Department of Building Inspection Notice of Violation No. 201538251, Notice 2, dated 07-May-15, for 505 26th Avenue
JJ	Department of Building Inspection Order of Abatement No. 107708-A dated September 25, 2015, and recorded November 6, 2015, for 505 26th Avenue
KK	Department of Building Inspection Notice of Violation No. 201574855 dated 03-Nov-15, for 505 26th Avenue
LL	Department of Building Inspection Order of Abatement No. 201574855A dated February 4, 2016, and recorded March 14, 2016, for 505 26th Avenue
MM	Department of Building Inspection Notice of Violation No. 201692641 dated 19-Jan-16, for 505 26th Avenue
NN	Department of Building Inspection Order of Abatement No. 201692641 dated May 12, 2016, for 505 26th Avenue
OO	Department of Building Inspection Notice of Violation No. 201692581 dated 19-Jan-16, for 505 26th Avenue
PP	Department of Building Inspection Order of Abatement No. 201692581A dated March 17, 2016, and recorded April 20, 2016, for 505 26th Avenue
QQ	Department of Building Inspection Notice of Violation No. 200668574 dated 05-Apr-06, for 1256 Leavenworth Street
RR	Department of Building Inspection Notice of Violation No. 200668574 dated 11-Apr-06, for 1256 Leavenworth Street
SS	Department of Building Inspection Order of Abatement No. 200668574 dated October 23, 2006, and recorded December 18, 2006, for 1256 Leavenworth Street
TT	Department of Building Inspection Notice of Violation No. 200708010 dated 12-Jun-07, for 1256 Leavenworth Street
UU	Department of Building Inspection Order of Abatement No. 200708010-A dated August 23, 2007, and recorded October 16, 2007, for 1256 Leavenworth Street
VV	Department of Building Inspection Notice of Violation No. 200878017, Notice 1, dated 24-Oct-08, for 1256 Leavenworth Street
WW	Department of Building Inspection Notice of Violation No. 200878017, Notice 2, dated 29-Oct-08, for 1256 Leavenworth Street
XX	Department of Building Inspection Order of Abatement No. 103021-A, dated February 13, 2009, and recorded February 25, 2009, for 1254 Leavenworth Street
YY	Department of Building Inspection Notice of Violation No. 201537346, Notice 1, dated 27-Mar-15, for 1256 Leavenworth Street
ZZ	Department of Building Inspection Notice of Violation No. 201537346, Notice 2, dated 16-Jun-15, for 1256 Leavenworth Street

AAA Department of Building Inspection Order of Abatement No. 107923-A dated January 29, 2016, and recorded March 22, 2016, for 1256 Leavenworth Street

BBB Department of Building Inspection Notice of Violation No. 201539711, Notice 1, dated 09-Apr-15, for 1254 Leavenworth Street

CCC Department of Building Inspection Notice of Violation No. 201539711, Notice 2, dated 01-Jun-15, for 1254 Leavenworth Street

DDD Department of Building Inspection Order of Abatement No. 107702-A dated September 23, 2015, and recorded October 23, 2015, for 1254 Leavenworth Street

EEE Department of Building Inspection Notice of Violation No. 201537301 dated 21-Apr-15, for 1254 Leavenworth Street

FFF Department of Building Inspection Order of Abatement No. 201537301A dated July 2, 2015, and recorded August 7, 2015, for 1254 1256 Leavenworth Street

EXHIBIT "A"

CERTIFIED COPY

San Francisco Co Recorder's Office
Bruce Jamison, County Recorder

DOC - 94-F720320-00
Check Number 50449
Monday, DEC 05, 1994 13:12:08
REC $7.00 PAG $1.00 MIC $1.00
STP $0.00 AFF $20.00
TTL Pd $27.00
REEL 6270 IMAGE 0273
Nbr-0000277777
oed

WHEN RECORDED MAIL TO:

John Y. Wong
870 Market Street, Suite 711
San Francisco, CA 94102

CORPORATION GRANT DEED

The undersigned grantor declares:
Documentary transfer tax is $0.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

OLD REPUBLIC EXCHANGE FACILITATOR COMPANY, A CALIFORNIA CORPORATION

hereby grants to J.Y.O. Wong

that property in the City of San Francisco, San Francisco County, State of California, described as follows:

BEGINNING at the point of intersection of the southerly line of Geary Boulevard and the westerly line of 26th Avenue; running thence westerly along said line of Geary Boulevard 40 feet; thence at a right angle southerly 95 feet; thence at a right angle easterly northerly along said line of 26th Avenue 95 feet to the point of beginning.
BEING part of OUTSIDE LAND BLOCK NO. 258

Lot 1; Block 1518

Mail tax statements to: Grantee at address above

Date: October 13, 1994

OLD REPUBLIC EXCHANGE FACILITATOR COMPANY, A CALIFORNIA CORPORATION

By: Lori De Martini
Lori De Martini, Vice President

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On Dec. 1, 1994 before me, the undersigned, a Notary Public in and for said State, personally appeared LORI DEMARTINI

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf which the person acted, executed the instrument.

Signature
Name LILY FUH

WITNESS My hand and official seal

LILY FUH
Comm #1029595
NOTARY PUBLIC CALIFORNIA
City & County of San Francisco
Comm. Expires June 12 1997

CERTIFIED COPY

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, of the Assessor-Recorder

CARMEN CHU MAY 04 2016

ASSESSOR - RECORDER
SAN FRANCISCO COUNTY CALIFORNIA

BY

Robin Lockhart

CERTIFIED COPY

Order No.
Escrow No.
Loan No.

SAN FRANCISCO, CA
RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC- E810319

Thursday, October 25, 1990 01:25:14Pm
Rec 4.00 --- Ps 2.00
Mic 1.00 --- Ant 20.00
Chs 13.00 ---
TOTAL -> $7.00 REEL F239 IMAGE 0592

WHEN RECORDED MAIL TO:

YICK ON WONG
300 Sutter Street
San Francisco, Ca 94108

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX $ -0-
___ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
___ COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE

Signature of Declarant or Agent Determining tax - Firm Name

246-50

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HSIUN I. LIN, a married woman and wife of the grantee

do hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

YICK ON WONG, a married man, and husband of grantor, as his separate property

the real property in the City of San Francisco, County of San Francisco, State of California, described as

Beginning at a point on the easterly line of Leavenworth Street, distant thereon 35 feet and 6 inches southerly from the southerly line of Clay Street; running thence southerly and along said line of Leavenworth Street 25 feet thence at a right angle easterly 100 feet; thence at a right angle northerly 25 feet; thence at a right angle westerly 100 feet to the point of beginning

Being part of 50 VARA BLOCK NO. 246

HSIUN I. Lin to quitclaim deed for the purpose of divesting herself of any interest in and to the described property back to YICK ON WONG.

Hsiun I. Lin by John Y. Wong

John Y. Wong attorney in fact

By power of attorney

Dated _____

STATE OF CALIFORNIA
COUNTY OF _____ ss.

On _____
before me, the undersigned, a Notary Public in and for said State, personally appeared _____

known to me to be the person ____ whose name ____ subscribed to the within instrument and acknowledged that ____ executed the same.

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

1088 (10/88)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

CERTIFIED COPY

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

E810319

On this 25th day of October, in the year 1990, before me, a Notary Public in and for said City and County of S.F., State of California, residing therein, duly commissioned and sworn, personally appeared JOHN Y. WONG

____ personally known to me

_X_ proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to this instrument as the attorney in fact of HSIUN I. LIN

and acknowledged to me that X he ___ she subscribed the name of _____

HSIUN I. LIN thereto ~~[illegible]~~ and X his ___ her own name as attorney in fact.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

OFFICIAL SEAL
B. JOAN DEEPE
NOTARY PUBLIC - CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
My Comm. Expires June 25, 1992

B. Joan Deepe

My commission expires June 25, 1992

CERTIFIED COPY

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, of the Assessor-Recorder

CARMEN CHU MAY 04 2016

ASSESSOR - RECORDER
SAN FRANCISCO COUNTY CALIFORNIA

BY _____

Robin Lockhart

EXHIBIT "B"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** 1 **NUMBER:** 200232819
City and County of San Francisco **DATE:** 10-SEP-02
1660 Mission St. San Francisco, CA 94103

ADDRESS: 505 26TH AV
OCCUPANCY/USE: 0 **BLOCK:** 1518 **LOT:** 001

☐ If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: WONG J Y O **PHONE #:** –
MAILING ADDRESS WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

PERSON CONTACTED @ SITE: WONG J Y O **PHONE #:** –

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ WORK WITHOUT PERMIT	CPC 103.1
☐ ADDITIONAL WORK-PERMIT REQUIRED	
☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:	
☐ UNSAFE BUILDING ☑ SEE ATTACHMENTS	

NPTO (1) No current Permit to Operate one steam boiler. CMC 1027
SHX (1) Single wall heat exchanger for domestic hot water. CPC 603.4.4.1 CPC 602.3
No current backflow tag. CPC 603.3.2
Boiler does not comply with cal-code. CMC 1016.1 1016.2 1016.3
Unsafe boiler. Shut off gas. CMC 1029
Shut off power.

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

(415)558-6442

☐ **FILE BUILDING PERMIT WITHIN DAYS** ☐ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
☑ **OBTAIN PERMIT WITHIN 10 DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.**
☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**
☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Contact your boiler C-4 contractor for a current Permit to Operate . Make all necessary repairs. Obtain the proper plumbing permits and replace the single wall heat exchanger with approved equipment.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Anthony R Amable
PHONE # (415)558-6442 DIVISION: PID DISTRICT : 10
By:(Inspectors's Signature) _____

EXHIBIT "C"

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:
NAME Department of Building Inspection
MAILING ADDRESS Code Enforcement Division 3rd Floor
CITY, STATE ZIP CODE 1650 Mission Street San Francisco, CA94103

[redacted]
San Francisco Assessor-Recorder
Mabel S. Teng, Assessor-Recorder
DOC- 2003-H433938-00
Acct 48-BFCC Bureau Of Building Inspections
Friday, MAY 09, 2003 08:13:08
Ttl Pd $0.00 Nbr-0002155362
REEL I384 IMAGE 0293
ssd/TD/1-2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

ORDER OF ABATEMENT - ORDER#8625-A

LOCATION: 505-26TH AVENUE
BLOCK/LOT: 1518/001

SEPARATE PAGE PURSUANT TO GOV'T. CODE 27361.6

H433938

DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street , San Francisco, CA 94103-2414

April 28, 2003

ORDER OF ABATEMENT

Owner:
WONG J Y O
BANKER REALTY
P.O. BOX 8676
MORAGA CA 94556

Property Address: 505 26TH AV,

Block: 1518 **Lot: 001** **Seq: 01**
Tract: **Case: BWO**
Complaint: 200232819

Inspector: Li

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102.5 & 102.6 ORDER NO. 8625-A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON **April 17, 2003** IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102.4. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. **THE OWNER WAS REPRESENTED.**

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

(1) 15 DAYS TO HIRE A C-4 LICENSED CONTRACTOR. (2) 30 DAYS TO OBTAIN A PERMIT TO OPERATE BOILER FROM PLUMBING INSPECTION DIVISION.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN TEN (10) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:

For Wing Lau
Manager, Code Enforcement Division
Phone No. (415) 558-6099

APPROVED BY:

FRANK Y. CHIU, DIRECTOR
DEPARTMENT OF BUILDING INSPECTION
FAX No. 415-558-6474

EXHIBIT "D"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 200719871

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 09-SEP-07

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R1

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	505 26TH AVENUE, APARTMENT # 3.
2	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)	Remove the damaged, chipping and peeling paint at all windows and the interior window trim throughout the apartment. REPAINT
3	REPAIR DAMAGED WALLs AND CEILING. (1001b,h,o HC)	DO ALL WORK IN ALEAD SAFE MANNER Repair the water damaged walls and ceiling and remove peeling paint in the room between the litchen and the rear door. REPAINT walls and ceiling.
4	Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises. For interior or exterior paint removal : Always wet the surface, contain and properly dispose of leaded paint. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3604, SFBC) Informational packets are available at (415) 558-6088. You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 554-8930 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST. Ordinance #446-97.	DO ALL WORK IN A LEAD SAFE MANNER
5	REPAIR FLOOR COVERING (1001b,j,o HC)	Replace the moisture damaged hard wood flooring at the base of each radiator. Re-finish the worn and damaged hard wood flooring in the living room bedroom (across form bathroom) and the hallway. 1) Re-attach the loose linoleum at doorway leading from the kitchen to the bedroom. 2) Repair the hole in linoleum flooring in the kitchen (near stove).
6	REPAIR FLOOR COVERING (1001b,j,o HC)	
7	REPAIR FLOOR COVERING (1001b,j,o HC)	

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 200719871

8 REPAIR CABINET (1001 HC)

Replace the broker drawer face at the built-in dishware cabinet in the kitchen.

9 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled re-inspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. **REINSPECTION DATE :** 15 October 2007 02:00 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : May-Ling Dea AT --

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of $52.00, and (2) an hourly rate of $104.00 for case management/administration, and $170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17,102A.18 et seq., 102A.19 et seq.,and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

NOTICE OF VIOLATION WARNINGS! (Continued from page 1)

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding $1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a $170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE: Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed $500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.
NCTS_NOV.rdf revised 6/22/2011

EXHIBIT "E"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2008-I591359-00
Acct 48-BFCC Bureau Of Building Inspections
Monday, JUN 02, 2008 12:50:38
Ttl Pd $0.00 Rept # 0003457789
REEL J653 IMAGE 0418
cad/FT/1-5

NL
5

(Space above this line reserved for Recorder's use)

ORDER OF ABATEMENT
505 26th Avenue

Block/Lot/Seq. - 1518/001/01

NO.: 200719871 – A
(DC1) (DH March 20, 2008)

City and County of San Francisco
Department of Building Inspection

Gavin Newsom, Mayor
Isam Hasenin, P.E., C.B.O., Director

ORDER OF ABATEMENT
ORDER NO. 200719871 - A

Owner: Wong J.Y.O.
Banker Realty
P.O. Box 6576
Moraga, CA 94556

Address: 505 26th Avenue
Block: 1518 **Lot:** 001 **Seq:** 01
Census Tract: 477 **Source:** DC1
Complaint No: 200719871
Date Order of Abatement Issued: March 20, 2008
Inspector/Division: Dea/HIS
Housing Division Representative: Oscar Williams
Hearing Officer: Mike Hennessey

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on March 20, 2008 in accordance with the San Francisco Building Code Section 102. The hearing was conducted by a representative of the Director. The property owner was represented.

After a full and fair consideration of the evidence and testimony received at the hearing,
THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation dated: September 9, 2007.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102 of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:

15 Days to complete all work – No permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102.3 and 102.17 of the San Francisco Building Code. For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax: (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within ten (10) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Isam Hasenin, P. E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on April 14, 2008
by Rosemary Bosque, Chief Housing Inspector

Enclosures

EXHIBIT "F"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201324591

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 19-SEP-13

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: NA **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	APARTMENT 3: HAZARDOUS PLUMBING. SFHC 1001(f).	Remedy gas leak at kitchen gas piping system. See description per PGE hazard notice and service report dated 7/14/2013.
2	INSPECTIONS: It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this notice of violation for the purpose of providing entry to those areas not accessed during the initial inspection and/or to provide access to all areas cited within this notice. If the property owner cannot attend the scheduled re-inspection (as specified on this notice) it is his/her responsibility to reschedule with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303 (b) if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.	

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. **REINSPECTION DATE:** 22 October 2013 02:00 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Albert Leong AT 415-575-6991

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "G"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J838121-00
Acct 40-DPCC Bureau Of Building Inspections
Friday, FEB 14, 2014 15:59:06
Ttl Pd $0.00 Rcpt # 0004888816
REEL L085 IMAGE 0479
okc/KC/1-4

ORDER OF ABATEMENT
505 26TH AV,0000

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201324591A

DC3- DH 09-JAN-14

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201324591

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

Address: 505 26TH AV, 0000
Block: 1518 **Lot:** 001 **Seq:** 01
Census Tract: 477 **Source:** DCI
Complaint: 201324591
Date Order of Abatement Issued: January 9, 2014
Inspector/Division: Leong/HIS
Housing Division Representative: Andy Karce
Hearing Officer: Tony Grieco

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on January 9, 2014 in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative did not attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: September 19, 2013
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:

2 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection SHALL BE REIMBURSED by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Andrew Karce for
Approved for Distribution on January 21, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "H"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201335621

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 07-NOV-13

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	UNIT #3: REMEDY HAZARDOUS PLUMBING. SFHC 1001(f).	Remedy obstructed bathtub drain.
2	UNIT #3: REMEDY HAZARDOUS PLUMBING. SFHC 1001(f).	Remedy malfunctioning/nonoperable bathtub hot water control valve.
3	INSPECTIONS: It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this notice of violation for the purpose of providing entry to those areas not accessed during the initial inspection and/or to provide access to all areas cited within this notice. If the property owner cannot attend the scheduled re-inspection (as specified on this notice) it is his/her responsibility to reschedule with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303 (b) if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.	

ALL ITEMS MUST BE COMPLETED WITHIN 2 DAYS. **REINSPECTION DATE:** 12 November 2013 10:30 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Albert Leong AT 415-575-6991

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "I"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J888796-00
Root 48-SFCC Bureau Of Building Inspections
Thursday, MAY 29, 2014 08:34:41
Ttl Pd $0.00 Rcpt # 0004948018
cal/AK/1-4

LP

ORDER OF ABATEMENT
505 26TH AV,0000

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201335621A

DC2- DH 05-DEC-13

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201335621

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6578
MORAGA CA 94556

Address: 505 26TH AV, 0000
Block: 1518 Lot: 001 Seq: 01
Census Tract: 477 Source: DC2
Complaint: 201335621
Date Order of Abatement Issued: December 5, 2013
Inspector/Division: Leong/HIS
Housing Division Representative: Alan Davison
Hearing Officer: Neil Friedman

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on December 5, 2013 in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative did not attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1. That Notice has been duly given as required by law.10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: November 7, 2013
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:

2 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection SHALL BE REIMBURSED by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on May 20, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "J"

RECORDING REQUESTED BY:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING
INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6TH Floor
San Francisco, CA 94103-2414

Telephone NO: (415) 558-6454

WHEN RECORDED MAIL TO:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J869271-00
Acct 40-SFCC Bureau Of Building Inspections
Wednesday, APR 23, 2014 10:12:48
Ttl Pd $0.00 Rcpt # 0004925203
cal/AK/1-2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLES

ABATEMENT APPEALS BOARD – NOTICE OF DECISION

APPEAL NO. 6785

LOCATION: 505 – 26th AVENUE

BLOCK: 1518 LOT: 001

COMPLAINT #201335621

ABATEMENT APPEALS BOARD

City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

NOTICE OF DECISION

March 28, 2014

Case No. 6785
Order of Abatement #201335621-A
505 – 26th Avenue
Block: 1518 Lot: 001

Wong J Y O
Banker Realty
P. O. Box 6676
Moraga, CA 94556

Re: Complaint #201335621

Dear Appellant:

On March 19, 2014, the Abatement Appeals Board (AAB) held a duly noticed hearing concerning the property located at **505 – 26th Avenue**. At the hearing, the AAB heard oral testimony and reviewed the documentary evidence provided by the Department of Building Inspection, the appellant and other interested persons.

After deliberation of the evidence submitted and the relief sought, the AAB found that the evidence submitted established code violations and therefore decided: (1) the Order of Abatement is upheld and held in abeyance for seven days from the date of the March 19 hearing to allow the property owner time to obtain a permit, complete the required work, and complete a final inspection; (2) the Assessment of Costs is reduced to half of the stated amount and imposed.

All time periods specified in this decision become effective on the date of the Notice of Decision. The Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing 10 days of the date of the decision. You may obtain a rehearing request form at 1660 Mission Street, 6th Floor, San Francisco, CA 94103.

Very truly yours,

Edward Sweeney, Secretary
Abatement Appeals Board

ES:ts

cc: Owner of Record
Yick On Wong, P.O. Box 6676, Moraga, CA 94570
Building Occupants
Commission Secretary
HIS, & AAB files

Inspector Leong/HIS:

Please POST AND RETURN DECLARATION TO AAB SECRETARY.

DEPARTMENT OF BUILDING INSPECTION
San Francisco, California

DECLARATION OF POSTING OF ABATEMENT APPEALS BOARD

NOTICE OF DECISION

I, David Herring declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of Section (105A.2.8) of the San Francisco (Building) Code, I did on the 28th day of March, 2014, post a copy of Notice of Decision of the Abatement Appeals Board, in a conspicuous place on the building, structure or part thereof described in said complaint, to wit:

Appeal No. 6785
Complaint No. 201335621
Order of Abatement No. 201335621-A
505 – 26th Avenue
San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 3-28-14 at San Francisco, California.

PCD – 127 (6/12)

EXHIBIT "K"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201341441

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 09-DEC-13

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	UNIT #3 PROVIDE HEAT TO ALL OCCUPIED HABITABLE SPACES. SFHC 701. For apartment houses and hotels heat shall be maintainable at a temperature of 68 degrees F (20 degrees C) at a point midway between the heating unit and the furthest wall and which point is three feet above the floor, shall be made available to each occupied habitable room for 13 hours between the hours of 5:00 AM and 11:00 AM and 3:00 PM and 10:00 PM.	Abate lack of heating during the required heating hours in unit #3.
2	PROVIDE THERMOSTAT TO CONTROL HEAT PRODUCTION. SFHC 701(c)(2). Provide a locking or nontamperable thermostat in a centrally located habitable room to which heat is provided, whether occupied or unoccupied to control heat production. The nontamperable device shall not be installed in a manager's unit or an owner's unit (except in an owner occupied residential condominium.	Arrange for inspection of centrally located thermostat.
3	INSPECTIONS: It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this notice of violation for the purpose of providing entry to those areas not accessed during the initial inspection and/or to provide access to all areas cited within this notice. If the property owner cannot attend the scheduled re-inspection (as specified on this notice) it is his/her responsibility to reschedule with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303 (b) if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.	

ALL ITEMS MUST BE COMPLETED WITHIN 2 DAYS. REINSPECTION DATE: 12 December 2013 09:30 AM

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201341441

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Albert Leong AT 415-575-6991

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "L"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J838114-00
Acct 48-SFCC Bureau Of Building Inspections
Friday, FEB 14, 2014 15:57:30
Ttl Pd $0.00 Rcpt # 0004888889
REEL L085 IMAGE 0472
oke/KC/1-5

5

ORDER OF ABATEMENT
505 26TH AV,0000

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201341441A

DC4- DH 09-JAN-14

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201341441

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6576
MORAGA CA 94556

Address: 505 26TH AV, 0000
Block: 1518 Lot: 001 Seq: 01
Census Tract: 477 Source: DC4
Complaint: 201341441
Date Order of Abatement Issued: January 9, 2014
Inspector/Division: Leong\HIS
Housing Division Representative: Andy Karcs
Hearing Officer: Tony Grieco

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on January 9, 2014 in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative did not attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: December 9, 2013
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:

2 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection SHALL BE REIMBURSED by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Andrew Karcs for

Approved for Distribution on January 21, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "M"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201445811

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 06-JAN-14

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	UNIT #2: EVERY BUILDING SHALL BE WEATHER PROTECTED TO PROVIDE SHELTER FOR THE OCCUPANTS AND PROTECTION AGAINST THE ELEMENTS IN ACCORDANCE WITH THE BUILDING CODE. SF HOUSING CODE 703. REMEDY FAULTY WEATHER PROTECTION SFHC 1001(h)(2): Deteriorated or ineffective waterproofing or weather protection of exterior walls, roof, foundations or floors, including broken windows or doors. SFHC 1001(h)(4): Broken, rotted, split or buckled exterior wall or roof covering.	Remedy leaks at ceilings above radiators in rooms facing south.
2	UNIT #2: REPAIR/MAINTAIN WALLS AND CEILINGS. WALLS AND CEILINGS OF EVERY ROOM, LOBBY, ENTRYWAY OR HALLWAY IN AN APARTMENT HOUSE OR HOTEL SHALL BE WELL MAINTAINED. SFHC 1301. SF Housing Code Sec. 1301: The walls and ceiling of every room, lobby, entryway or hallway in an apartment house or hotel shall be well maintained. Repairs, paint or paper shall be applied as often as may be necessary to maintain clean and sanitary walls and ceilings free from mildew, dampness and vermin.	Remedy dilapidation at ceilings and walls above radiators in rooms facing south.
3	INSPECTIONS: It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this notice of violation for the purpose of providing entry to those areas not accessed during the initial inspection and/or to provide access to all areas cited within this notice. If the property owner cannot attend the scheduled re-inspection (as specified on this notice) it is his/her responsibility to reschedule with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303 (b) if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.	

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201445811

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. **REINSPECTION DATE :** 05 February 2014 08:27 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Albert Leong AT 415-575-6991

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "N"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2014-J927783-00
Acct 48-SFCC Bureau Of Building Inspections
Friday, AUG 15, 2014 12:17:28
Ttl Pd $0.00 Rcpt # 0004993413
cma/MA/1-5

ORDER OF ABATEMENT
505 26TH AV,0000

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201445811A

DC5- DH 10-JUL-14

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201445811

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

Address: 505 26TH AV, 0000
Block: 1518 Lot: 001 Seq: 01
Census Tract: 477 Source: DC5
Complaint: 201445811
Date Order of Abatement Issued: July 10, 2014
Inspector/Division: Leong\HIS
Housing Division Representative: James Sanbonmatsu
Hearing Officer: Tony Grieco

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on July 10, 2014 in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative did not attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: January 6, 2014
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:

7 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Rosemary Bosque

Approved for Distribution on July 17, 2014
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "O"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201469752

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 25-APR-14

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	UNIT #3: FAULTY WEATHER PROTECTION SFHC 1001(h)(2): Deteriorated or ineffective waterproofing or weather protection of exterior walls, roof, foundations or floors, including broken windows or doors.	Abate water intrusion at kitchen ceiling corner nearest junction of dining area and secondary exit foyer.
2	INSPECTIONS: It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this notice of violation for the purpose of providing entry to those areas not accessed during the initial inspection and/or to provide access to all areas cited within this notice. If the property owner cannot attend the scheduled re-inspection (as specified on this notice) it is his/her responsibility to reschedule with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303 (b) if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection. Due to the violations noted, this property is defined as a nuisance per SFHC 1001(d).	

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. **REINSPECTION DATE :** 27 May 2014 10:30 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Albert Leong AT 415-575-6991

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "P"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K042480-00
Acct 48-SFCC Bureau Of Building Inspections
Monday, APR 06, 2015 11:48:44
Ttl Pd $0.00 Rcpt # 0005128134
ej1/JL/1-4

ORDER OF ABATEMENT
505 26TH AV,0000

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201469752A

DC7- DH 26-FEB-15

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201469752

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

Address: 505 26TH AV, 0000
Block: 1518 Lot: 001 Seq: 01
Census Tract: 477 Source: DC7
Complaint: 201469752
Date Order of Abatement Issued: March 5, 2015
Inspector/Division: McCarthy/HIS
Housing Division Representative: David Herring
Hearing Officer: Steve Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **February 26, 2015** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **April 25, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on March 11, 2015
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "Q"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201488171

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 04-AUG-14

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	VIOLATIONS ARE THOSE OBSERVED IN COMMON AREAS.	
2	STAIRWAY PENTHOUSE DOORS. SF Housing Code 805. No stair penthouse door in any hotel or apartment house shall at any time be locked with a key, but may be fastened on the inside by a movable bolt or lock.	Remedy unpermitted requirement of the use of a key, tool or any special knowledge or effort to open roof access door from the inside.
3	GENERAL DILAPIDATION OR IMPROPER MAINTENANCE. SF HOUSING CODE 1001 (b)(13).	Remedy dilapidated rear exit door serving apartment #3.
4	APPLICABLE PERMITS REQUIRED.	
5	INSPECTIONS:	

It is the property owner's responsibility to be present or direct his/her representative to attend the re-inspection as scheduled on this notice of violation for the purpose of providing entry to those areas not accessed during the initial inspection and/or to provide access to all areas cited within this notice.
If the property owner cannot attend the scheduled re-inspection (as specified on this notice) it is his/her responsibility to reschedule with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303 (b) if any dwellings, apartment units or guest rooms are to be accessed during the re-inspection.
Due to the violations noted, this property is defined as a nuisance per SFHC 1001(d).

ALL ITEMS MUST BE COMPLETED WITHIN 14 DAYS. REINSPECTION DATE : 22 August 2014 02:00 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Albert Leong AT 415-575-6991

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "R"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K042479-00
Acct 48-SFCC Bureau Of Building Inspections
Monday, APR 06, 2015 11:49:44
Ttl Pd $0.00 Rcpt # 0005128133
cJI/JL/1-4

ORDER OF ABATEMENT
505 26TH AV,0000

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201488171A

DC6- DH 19-FEB-15

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201488171

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6876
MORAGA CA 94556

Address: 505 26TH AV, 0000
Block: 1518 Lot: 001 Seq: 01
Census Tract: 477 Source: DC6
Complaint: 201488171
Date Order of Abatement Issued: February 19, 2015
Inspector/Division: McCarthy\HIS
Housing Division Representative: James Sanbonmatsu
Hearing Officer: Steve Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **February 19, 2015** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did not** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **August 4, 2014**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on March 3, 2015
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "S"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201408391

OWNER/AGENT: WONG J Y O
MAILING ADDRESS: WONG J Y O
BANKER REALTY
P O BOX 6676
MORAGA CA
94556

DATE: 17-NOV-14

LOCATION: 505 26TH AV
BLOCK: 1518 **LOT:** 001
NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED	505 26th Ave - Unit #3 and Common Areas
2	RECHARGE ALL FIRE EXTINGUISHERS (905. 1001(m) HC)	Common Areas - At time of inspection, all Fire Extinguishers were expired Recharge all Fire Extinguishers as required
3	REMOVE EGRESS OBSTRUCTION AT (801.1001(l) HC)	At Rear of Property - Secure Telephone Box Cover
4	MOVE GARBAGE RECEPTACLES TO AREA OPEN TO THE SKY (904, 906(4) HC)	Move Garbage Receptacles to area open to sky or provide Fire Sprinklers at current location with Plumbing Permit
5	REPAIR LIGHTSWITCH (1001e HC)	Kitchen Light - Repair/Replace malfunctioning lightswitch and/or light fixture
6	OTHER PLUMBING AND/OR ELECTRICAL VIOLATIONS	Kitchen - Repair/Replace non-functioning cooking appliance Ensure gas leak indicated on Notice of Violation #201324591 dated 09/19/13 has been repaired correctly, with Plumbing Permit

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov org Website: www sfdbi org

NOTICE OF VIOLATION

COMPLAINT: 201408391

7 INSPECTOR COMMENTS

*It is the property owner's responsibility to be present or direct his/ her representative to attend the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/ or to provide access to all areas cited within this notice
*Provide all tenants with notification as required by California Civil Code section 1954 San Francisco Housing Code section 303 (b), if any dwelling, apartment units or guest rooms are to be accessed during the re-inspection
*Due to the nature of this violation, this property has been defined as a Nuisance per section 1001-d of the San Francisco Housing Code
*Please review the attached "Notice of Violation Warnings" for information regarding failure to comply with this notice
*All required Building, Plumbing and/or Electrical Permits must be signed off as final by the appropriate Building/Plumbing and/or Electrical Inspectors Present a copy of Permit Job Card signed off as final to Housing Inspector at time of scheduled re-inspection
*All open Notices of Violation will be re-inspected at this time

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE . 17 December 2014 01 30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME

CONTACT HOUSING INSPECTOR Liam McCarthy AT 415-558-6206

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION. A $170 00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED SFBC 108 8

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street, 6th Floor, San Francisco, California 94103-2414
(415) 558-6220, Fax No (415) 558-6249, Email DBIHIDComplaints@sfgov org
Website www sfdbi org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s) ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice These costs arise from department time accrued pertaining but not limited to (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals

Assessment of Costs will accrue when the property owner fails to comply with this Notice through (1) a monthly violation monitoring fee of $52 00, and (2) an hourly rate of $104 00 for case management/administration, and $170 00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice Failure to pay the Assessment of Costs shall result in (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17,102A 18 et seq , 102A.19 et seq ,and 102A.20 of the San Francisco Building Code

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436 5 of the Revenue and Taxation Code provide, inter alia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to the Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding $1,000 00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s) Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up Pursuant to Sections 107A 5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980 1 and 17980 6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT: Pursuant to Section 17980 6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942 5 of the California Civil Code

REINSPECTION FEES: For every inspection, after the initial re-inspection, a $170 00 fee will be charged until the violations are abated pursuant to Sections 108A 8 and 110A, Table IA-G of the San Francisco Building Code

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE:
Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint Failure to comply with these requirements may result in a penalty not to exceed $500 00 per day plus administrative costs as provided by Section 3423 8 of the Code

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified Please contact the Housing Inspection Services Division if you have any questions If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled *What You Should Know About the Department of Building Inspection Code Enforcement Process* or download the document from the Department website

EXHIBIT "T"

RECORDING REQUESTED BY
DEPT OF BUILDING INSPECTION

WHEN RECORDED RETURN TO
DEPT OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K053655-00
Acct 48-SFCC Bureau Of Building Inspections
Wednesday, APR 29, 2015 08:00 59
Ttl Pd $0.00 Rcpt # 0005141194
cdm/DH/1-5

ORDER OF ABATEMENT
505 26TH AV,0000

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201408391A

DC8- DH 05-MAR-15

City and County of San Francisco
Department of Building Inspection

Edwin M Lee, Mayor
Tom C Hui, S.E , C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201408391

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

Address: 505 26TH AV, 0000
Block 1518 Lot: 001 Seq: 01
Census Tract 477 Source: DCS
Complaint: 201408391
Date Order of Abatement Issued. March 5, 2015
Inspector/Division. McCarthy\HIS
Housing Division Representative Alan Davison
Hearing Officer: Steve Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on March 5, 2015 in accordance with the San Francisco Building Code Section 102A The hearing was conducted by a representative of the Director The property owner received notification of the hearing as required by Section 102A 4 of the San Francisco Building Code The property owner/representative did not attend the hearing

After a full and fair consideration of the evidence and testimony received at the hearing, THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1 That Notice has been duly given as required by law 10 days prior to the hearing
2 That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated November 17, 2014
3 That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code

Based on the findings set forth above, THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:

7 Days to complete all work - appropriate Plumbing permit(s) required

The Department of Building Inspection SHALL BE REIMBURSED by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A 3 and 102A 17 of the San Francisco Building Code For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220 Fax (415) 558-6249 This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220

Very truly yours,

Tom C. Hui, S E , C B O , Director
Department of Building Inspection

Approved for Distribution on March 19, 2015
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "u"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201516891

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 09-JAN-15

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	505 26th Ave. Unit #1.
2	PROVIDE HEAT TO EACH OCCUPIED HABITABLE ROOM FOR 13 HRS BETWEEN 5:00 A.M. AND 11:00 A.M. AND BETWEEN 3:00 P.M. AND 10:00 P.M. CAPABLE TO MAINTAINING A MIN. ROOM TEMP. OF 68 DEGREES F. (20 DEGREES C.). (701c HC)	At time of inspection, the following was noted: Kitchen radiator was warm. All other (3) radiators in the unit were cold. Temperatures observed were as follows: Kitchen - 66.5 F Hallway - 64 F Bedroom - 65 F Living Room - 64.5 Repair/Replace radiators to provide heat as required.
3	INSPECTOR COMMENTS	*It is the property owner's responsibility to be present or direct his/ her representative to attend, the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/ or to provide access to all areas cited within this notice. *Provide all tenants with notification as required by California Civil Code section 1954 San Francisco Housing Code section 303 (b), if any dwelling, apartment units or guest rooms are to be accessed during the re-inspection. *Due to the nature of this violation, this property has been defined as a Nuisance per section 1001-d of the San Francisco Housing Code. *Please review the attached "Notice of Violation Warnings" for information regarding failure to comply with this notice. *All required Building, Plumbing and/or Electrical Permits must be signed off as final by the appropriate Building/Plumbing and/or Electrical Inspectors. Present a copy of Permit Job Card signed off as final to Housing Inspector at time of scheduled re-inspection. *All open Notices of Violation will be re-inspected at this time.

ALL ITEMS MUST BE COMPLETED WITHIN 10 DAYS. REINSPECTION DATE : 27 January 2015 10:30 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR :

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201516891

Liam McCarthy AT 415-558-6206

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "V"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K042486-00
Acct 48-SFCC Bureau Of Building Inspections
Monday, APR 06, 2015 11:50:12
Ttl Pd $0.00 Rcpt # 0005128147
ej1/JL/1-5

ORDER OF ABATEMENT
505 26TH AV,0000

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201516891A

DH1- DH 19-FEB-15

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201516891

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

Address: 505 26TH AV, 0000
Block: 1518 Lot: 001 Seq: 01
Census Tract: 477 Source: DH1
Complaint: 201516891
Date Order of Abatement Issued: February 19, 2015
Inspector/Division: McCarthy\HIS
Housing Division Representative: James Sanbonmatsu
Hearing Officer: Steve Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **February 19, 2015** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did not** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **January 9, 2015**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on March 3, 2015
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "W"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** 1 **NUMBER:** 201522121
City and County of San Francisco **DATE:** 27-JAN-15
1660 Mission St. San Francisco, CA 94103

ADDRESS: 505 26TH AV
OCCUPANCY/USE: 0
BLOCK: 1518 **LOT:** 001

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: WONG J Y O **PHONE #:** --
MAILING ADDRESS WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

PERSON CONTACTED @ SITE: WONG J Y O **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ **WORK WITHOUT PERMIT**	CPC 103.1
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	
☐ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	
☑ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	

A complaint has been filed regarding a boiler which is in disrepair and causing a hazardous condition observed by HIS Inspector.

Violation monitoring fee: $52.00
SFPC, SFMC, Chapter 1 & 5.

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

(415)558-6442

☐ **FILE BUILDING PERMIT WITHIN DAYS** ☐ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
☑ **OBTAIN PERMIT WITHIN 2 DAYS AND COMPLETE ALL WORK WITHIN 2 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.**
☑ **CORRECT VIOLATIONS WITHIN 2 DAYS.** ☐ **NO PERMIT REQUIRED**
☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Hire a state licensed contractor, secure proper permits, make corrections and schedule inspection.
INVESTIGATION FEE OR OTHER FEE WILL APPLY
☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
CONTACT INSPECTOR: David J Ledda
PHONE # (415)558-6442 DIVISION: PID DISTRICT :
By:(Inspectors's Signature) _____

EXHIBIT "X"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 2 NUMBER: 201522121
City and County of San Francisco DATE: 18-FEB-15
1660 Mission St. San Francisco, CA 94103

ADDRESS: 505 26TH AV
OCCUPANCY/USE: 0 BLOCK: 1518 LOT: 001

☐ If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: WONG J Y O PHONE #: --
MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

PERSON CONTACTED @ SITE: WONG J Y O PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ WORK WITHOUT PERMIT	CPC 103.1
☐ ADDITIONAL WORK-PERMIT REQUIRED	
☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:	
☑ UNSAFE BUILDING ☐ SEE ATTACHMENTS	

This is the second and final notice to abate the complaint regarding the low pressure boiler which is in disrepair, observed by the HIS inspector.

Violation monitoring fee: $52.00
SFMC, SFPC, Chapter 1 & 5.

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

(415)558-6442

☐ FILE BUILDING PERMIT WITHIN DAYS ☐ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
☑ OBTAIN PERMIT WITHIN 2 DAYS AND COMPLETE ALL WORK WITHIN 2 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
☑ CORRECT VIOLATIONS WITHIN 2 DAYS. ☐ NO PERMIT REQUIRED
☑ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 27-JAN-15, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Hire a state licensed contractor, secure proper permits, make corrections and schedule inspection.
INVESTIGATION FEE OR OTHER FEE WILL APPLY
☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS $

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: David J Ledda
PHONE # (415)558-6442 DIVISION: PID DISTRICT :
By:(Inspectors's Signature) _____

EXHIBIT "Y"

CERTIFIED COPY

RECORDING REQUESTED BY:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING
INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

Telephone NO: (415) 558-6454

WHEN RECORDED MAIL TO:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2016-K199537-00
Acct 48-48CC Bureau Of Building Inspections
Tuesday, FEB 09, 2016 15:41:26
TCI Pd $0.00 Rcpt # 0005310657
dm2/DH/1-2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLES

ORDER OF ABATEMENT – ORDER #107842-A

LOCATION: 505 – 26TH AVENUE

BLOCK: 1518 **LOT: 001**

CERTIFIED COPY

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT

December 10, 2015

Owner:
WONG J Y O
BANKER REALTY
P.O. BOX 6878
MORAGA CA 94556

Property Address: 505 26TH AV,
Block: 1518 Lot: 001 Seq: 01
Tract: 477 Case: BW2
Complaint: 201522121
Inspector: Keane

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A.6 & 102A.7 ORDER NO 107842-A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON December 8, 2015 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A.5. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS.

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1) ALL PERMITS REQUIRED FOR COMPLIANCE OF THIS VIOLATION MUST BE COMPLETED AND FINALED WITHIN 30 DAYS.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105A.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:

Patrick O'Riordan
Chief Building Inspector
Phone No (415) 558-6570
Fax No (415) 558-6261

APPROVED BY:

Tom C Hui, S E, C B O, Director
Department of Building Inspection
Fax No (415) 558-6474

CERTIFIED COPY

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, of the Assessor-Recorder

CARMEN CHU | MAR 25 2016

ASSESSOR - RECORDER
SAN FRANCISCO COUNTY CALIFORNIA

BY Brandon Wong
Brandon Wong

EXHIBIT "Z"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 1 NUMBER: 201522341
City and County of San Francisco DATE: 28-JAN-15
1660 Mission St. San Francisco, CA 94103

ADDRESS: 505 26TH AV
OCCUPANCY/USE: ()
BLOCK: 1518 LOT: 001

☐ If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: WONG J Y O PHONE #: --
MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

PERSON CONTACTED @ SITE: WONG J Y O PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ WORK WITHOUT PERMIT	CPC 103.1
☐ ADDITIONAL WORK-PERMIT REQUIRED	
☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:	
☐ UNSAFE BUILDING ☐ SEE ATTACHMENTS	

Steam boiler does not have a permit to operate. 2013 CMC Ch 10. Backflow serving boiler does not have a current certification. 2013 CPC Ch 6. Also, in addition, see PID complaint #(201522121) for steam boiler in disrepair on 48hr notice.

Monthly violation monitoring fee: $52

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

(415)558-6442

☐ FILE BUILDING PERMIT WITHIN DAYS ☐ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
☐ OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
☑ CORRECT VIOLATIONS WITHIN 10 DAYS. ☐ NO PERMIT REQUIRED
☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

INVESTIGATION FEE OR OTHER FEE WILL APPLY
☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS $

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
CONTACT INSPECTOR: Michael E Mitchell
PHONE # (415)558-6442 DIVISION: PID DISTRICT :
By:(Inspectors's Signature) _____

EXHIBIT "AA"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NOTICE: 2

NUMBER: 201522341
DATE: 31-MAR-15

ADDRESS: 505 26TH AV
OCCUPANCY/USE: O

BLOCK: 1518 LOT: 001

☐ If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: WONG J Y O
MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

PHONE #: --

PERSON CONTACTED @ SITE: WONG J Y O

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ WORK WITHOUT PERMIT	CPC 103.1
☐ ADDITIONAL WORK-PERMIT REQUIRED	
☑ EXPIRED OR ☐ CANCELLED PERMIT PA#:	
☐ UNSAFE BUILDING ☐ SEE ATTACHMENTS	

Steam boiler does not have a permit to operate. 2013 CMC Ch 10. Backflow serving boiler does not have a current certification. 2013 CPC Ch 6. Also, in addition, see PID complaint #(201522121) for steam boiler in disrepair on 48hr notice.

Monthly violation monitoring fee: $52

CORRECTIVE ACTION:

☐ STOP ALL WORK SFBC 104.2.4

(415)558-6442

☐ FILE BUILDING PERMIT WITHIN DAYS ☐ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

☐ OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.

☑ CORRECT VIOLATIONS WITHIN 10 DAYS. ☐ NO PERMIT REQUIRED

☐ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

- FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Contact a C-4, Boiler contractor, for a permit to operate. Contact a Backflow Tester to certify the backflow device.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS $

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: David J Ledda
PHONE # (415)558-6442 DIVISION: PID DISTRICT :
By:(Inspectors's Signature) _____

EXHIBIT "BB"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201529601

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 21-FEB-15

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	505 26th Ave. Unit #2 and Common Area as noted.
2	PROVIDE SMOKE DETECTORS (908,911 HC)	Unit #2 - No visible Smoke Detectors. Install Smoke Detectors in all areas of building as required.
3	PROVIDE CARBON MONOXIDE ALARM (420.6.2 CBC 2013)	Unit #2 - No Visible Carbon Monoxide Alarm. Provide Carbon Monoxide Alarm in Unit #2 and in all units of the building as required.
4	REPAIR RADIATOR (1001(f) HC)	Radiator in bedroom is leaking. Repair as required.
5	LOCATE AND REPAIR SOURCE OF WATER DAMAGE (703, 1001f HC)	Unit #2 Bathroom - Repair leak from unit above and repair ceiling over bathtub.
6	MISCELLANEOUS VIOLATIONS	Common Area: Unit numbers for each unit must be painted or replaced to be a color in contrast to the background surface

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201529601

7 INSPECTOR COMMENTS

*It is the property owner's responsibility to be present or direct his/ her representative to attend, the re-inspection as scheduled on this Notice of Violation for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/ or to provide access to all areas cited within this notice.
*Provide all tenants with notification as required by California Civil Code section 1954 San Francisco Housing Code section 303 (b), if any dwelling, apartment units or guest rooms are to be accessed during the re-inspection.
*Due to the nature of this violation, this property has been defined as a Nuisance per section 1001-d of the San Francisco Housing Code.
*Please review the attached "Notice of Violation Warnings" for information regarding failure to comply with this notice.
*All required Building, Plumbing and/or Electrical Permits must be signed off as final by the appropriate Building/Plumbing and/or Electrical Inspectors. Present a copy of Permit Job Card signed off as final to Housing Inspector at time of scheduled re-inspection.
*All open Notices of Violation will be re-inspected at this time.

ALL ITEMS MUST BE COMPLETED WITHIN 21 DAYS. REINSPECTION DATE : 24 March 2015 02:00 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Liam McCarthy **AT** 415-558-6206

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street, 6th Floor, San Francisco, California 94103-2414
(415) 558-6220, Fax No. (415) 558-6249, Email: DBIHIDComplaints@sfgov.org
Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s) ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice These costs arise from department time accrued pertaining but not limited to (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of $52.00, and (2) an hourly rate of $104.00 for case management/administration, and $170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice Failure to pay the Assessment of Costs shall result in (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17,102A.18 et seq , 102A.19 et seq ,and 102A.20 of the San Francisco Building Code

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding $1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s) Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A 3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT: Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code

REINSPECTION FEES: For every inspection, after the initial re-inspection, a $170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE:
Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint Failure to comply with these requirements may result in a penalty not to exceed $500.00 per day plus administrative costs as provided by Section 3423.8 of this Code

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled *What You Should Know About the Department of Building Inspection Code Enforcement Process* or download the document from the Department website.

EXHIBIT "cc"

RECORDING REQUESTED BY
DEPT OF BUILDING INSPECTION

WHEN RECORDED RETURN TO
DEPT OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2016-K222479-00
Root 40-SFCC Bureau Of Building Inspections
Monday, MAR 28, 2016 15:20:04
Ttl Pd $0.00 Rcpt # 0005337783
ej1/JL/1-5

ORDER OF ABATEMENT
505 26TH AV

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201529601A

DC12 DH 18-FEB-16

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201529601

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

Address: 505 26TH AV,
Block: 1518 Lot: 001 Seq: 01
Census Tract: 477 Source: DC12
Complaint: 201529601
Date Order of Abatement Issued: February 18, 2016
Inspector/Division: Lepe\HIS
Housing Division Representative: James Sanbonmatsu
Hearing Officer: Steve Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **February 18, 2016** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did not** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **February 21, 2015**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Ron Tom

For Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Andrew Kaics for R Bosque
Approved for Distribution on March 2, 2016
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "DD"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201535511

OWNER/AGENT: WONG J Y O
MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 20-MAR-15
LOCATION: 505 26TH AV
BLOCK: 1518 **LOT:** 001
NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	ALL VIOLATIONS LISTED BELOW ARE LOCATED IN UNIT #2 UNLESS OTHERWISE NOTED.
2	PROVIDE HEAT TO EACH OCCUPIED HABITABLE ROOM FOR 13 HRS BETWEEN 5:00 A.M. AND 11:00 A.M. AND BETWEEN 3:00 P.M. AND 10:00 P.M. CAPABLE TO MAINTAINING A MIN. ROOM TEMP. OF 68 DEGREES F. (20 DEGREES C.). (701c HC)	In unit #2, the bedroom directly south of the kitchen has no heat source and there is no common area heat source in the apartment. Have a heating professional provide Title 24 calculations to quantify heating requirements for this sleeping room, then install approved heating sources to meet the heating requirements. Note: all required heat sources must be permanently installed. Building, Plumbing permit and /or Electrical permit(s) are required for heating system installations or alterations.
3	INSPECTOR COMMENTS	It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector to all areas cited within this Notice. If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector. It is the property owner's responsibility to provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
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NOTICE OF VIOLATION

COMPLAINT: 201535511

4 INSPECTOR COMMENTS

Repairs cited in this Notice may require Building, Plumbing and / or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s).

THIS CASE CAN NOT BE ABATED UNTIL THE HOUSING INSPECTOR MAKES A FINAL INSPECTION TO VERIFY THAT ALL VIOLATIONS HAVE BEEN CORRECTED AND ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND FINALIZED. ON REINSPECTION DAY, PRESENT TO THE HOUSING INSPECTOR THE JOB CARD, PERMIT APPLICATION AND PERMITS INDICATING THAT ALL REQUIRED WORK UNDER PERMIT IS COMPLETE. PRIOR TO REINSPECTION BY HOUSING INSPECTOR, CALL BUILDING, ELECTRICAL AND/OR PLUMBING INSPECTOR(S) FOR REQUIRED INSPECTION(S).

ALL ITEMS MUST BE COMPLETED WITHIN 14 DAYS. REINSPECTION DATE : 03 April 2015 10:30 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : David Herring AT 415-558-6212

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
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1660 Mission Street 6th Floor, San Francisco, California 94103-2414
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NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: **The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate inspector through site inspection.**

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: **Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.**

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of $52.00, and (2) an hourly rate of $104.00 for case management/administration, and $170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17,102A.18 et seq., 102A.19 et seq.,and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: **Section 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.**

NOTICE OF VIOLATION WARNINGS! (Continued from page 1)

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding $1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a $170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE: Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed $500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.
NCTS_NOV.rdf revised 6/22/2011

EXHIBIT "EE"

RECORDING REQUESTED BY
DEPT OF BUILDING INSPECTION

WHEN RECORDED RETURN TO
DEPT OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K081760-00
Acct 48-SFCC Bureau Of Building Inspections
Wednesday, JUN 24, 2015 14 02 58
Ttl Pd $0 00 Rcpt # 0005174073
oke/KC/1-5

ORDER OF ABATEMENT
505 26TH AV,0000

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201535511A

DH2- DH 14-MAY-15

City and County of San Francisco
Department of Building Inspection

Edwin M Lee, Mayor
Tom C Hui, S E, C B O, Director

ORDER OF ABATEMENT - ORDER NO 201535511

Owner WONG J Y O
BANKER REALTY
P O BOX 6678
MORAGA CA 94556

Address 505 26TH AV, 0000
Block 1518 Lot 001 Seq 01
Census Tract 477 Source DH2
Complaint 201535511
Date Order of Abatement Issued May 14, 2015
Inspector/Division Lepe\HIS
Housing Division Representative Jose Lopez
Hearing Officer Steve Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on May 14, 2015 in accordance with the San Francisco Building Code Section 102A The hearing was conducted by a representative of the Director The property owner received notification of the hearing as required by Section 102A 4 of the San Francisco Building Code The property owner/representative did attend the hearing

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING**

1 That Notice has been duly given as required by law 10 days prior to the hearing
2 That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated March 20, 2015
3 That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code

Based on the findings set forth above **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED**

7 Days to complete all work - appropriate Plumbing permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A 3 and 102A 17 of the San Francisco Building Code For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220 Fax (415) 558-6249 This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220

Very truly yours,

Tom C Hui, S E, C B O, Director
Department of Building Inspection

Approved for Distribution on May 22 2015
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "FF"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201538061

OWNER/AGENT: WONG J Y O
MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 20-APR-15
LOCATION: 505 26TH AV
BLOCK: 1518 **LOT:** 001
NOTICE TYPE: CA TASK FORCE

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	505 26th Av. Common Area and Units A, 1, 2, 3 and 4.
2	REPAIR WEATHER PROOFING ON STUCCO (1001(d)(h), 703)SFHC	There was damage noted at the building exterior walls on the 26th Av and Geary facades including cornices, bay abutments, bay soffits and windows. There was also peeling paint noted at the exterior walls of the building. Repair damaged walls and remove damaged paint and apply new weather proofing as required. Remove or cover damaged paint in an approved manner to prevent a lead hazard. (1301 HC) Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises. For interior or exterior paint removal always wet the surface, contain, and properly dispose of lead paint debris. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3604, SFBC) Informational packets are available at (415) 558-6088. You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 554-8930 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST. Ordinance #446-97.
3	GENERAL DILAPIDATION OR IMPROPER MAINTENANCE 1001(b)(d)(13) HC	Repair or replace the damaged door on 26th Av at the secondary exit corridor.

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
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NOTICE OF VIOLATION

COMPLAINT: 201538061

4	REPAIR STAIRS (1001(b)(13)HC)	There was damage noted at the rear exit stairway including the landings and guardrails. Use only decay resistant materials to repair or replace the damaged structure. Do not paint/weatherproof any new work until after inspection by the district building inspector. Wood deterioration was noted at the rear exterior stairway. This stairway constitutes a life hazard as defined in the San Francisco Housing Code Sec. 401. You are required within 15 days along with a copy of this Notice of Violation, to file a Building Permit Application and commence repairs. You are required to complete the work within 30 days. Call for all required inspections using the tel. no. on the white JOB Card. Permits signed off by the District Building Inspector must be presented at the Housing Re-inspection in order to abate this case. If more than fifty percent repairs are made to stairs or stairs are replaced, you must submit a copy of this Notice of Violation and 2 sets of floor plans with the Building Permit Application. Estaimated cost of labor and materials to perform repairs is $1000.
5	PROVIDE HANDRAILS (802(c),1001(b)(13)HC)	PROVIDE HANDRAILS AT EXIT STAIRS. Minimum one approved handrail is required at either side of the stairs. Comply with Section 1012 of the California Building Code; copy available upon request. ESTIMATED COST OF LABOR AND MATERIALS TO PERFORM REPAIRS IS $1000.
6	WORK WITHOUT PERMIT 106.1.1 SFBC BUILDING PERMIT REQUIRED (301 HC)	Remove the unapproved cover over the rear exit stairway or provide a permit to legalize the structure.
7	HAZARDOUS MECHANICAL EQUIPMENT (1001.(g) HC)	Repair or replace the damaged boiler flue exhuast pipe at the roof elevation and where ever else is required.
8	REPAIR FIRE PROOFING WITH APPROVED MATERIALS (HC 1001(m), 809)	Repair the damaged ceiling at the trade corridor and the three garages. A building permit is required.
9	GARAGES 603(b) HC	Remove all storage from the garages.
10	REPAIR ELECTRICAL OUTLET (1001e HC)	Cover all open electric junction boxes including at the boiler room and trade corridor.
11	PROVIDE HEAT (701.(c)(1) 1001 (b)(6)(d) HC	Set the time clock to the required hours. 5:00 A.M. to 11:00 A.M. and 3:00 P.M. to 10:00 P.M. Demonstrate the thermostat location on the reinspection.

DEPARTMENT OF BUILDING INSPECTION
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NOTICE OF VIOLATION

COMPLAINT: 201538061

12	EGRESS OBSTRUCTION (801, 1001 (1) HC	Remove the lock at the Penthouse door to the roof.
13	PROVIDE VENTILATION FOR PENTHOUSE (504(d), 1001(b)(7),(8)HC)	Provide ventilation at the penthouse to the roof. A louvered vent may be installed on the door or on a side wall at the top of the stairway to the roof.
14	POST GAS METER INSTRUCIONAL DIAGRAM IN A PUBLIC AREA (712 HC)	Post in a public area as required.
15	PROVIDE SHUTOOF TOOL FOR GAS UTILITY SHUTOFF (712 HC)	At gas meter.
16	REPAIR OR REPLACE FLOOR COVERING 1001 (b)(d)(j)HC SUBSTANDARD BUILDINGS 1001(c)(2)HC	Unit A: Repair the substandard subfloor and repair or replace the damaged floor covering in the kitchen.
17	REPAIR DAMAGED CEILING (1001b,h,o HC) PAINT CEILINGS (1001b,1301 HC)	Unit A: Repair the ceiling in the kitchen.
18	SANITATION 505(c)	Unit A: Provide an approved kitchen sink. Presently the sink in the kitchen is inadequately sized. A plumbing permit is required to replace the sink. Attach the sink cabinet to the wall in an approved manner. Cover/fill all spaces between the cabinet and the wall. If the sink cabinet is replaced a building permit is required.
19	REPAIR WINDOW LATCHES OR HARDWARE (1001(b)HC) REPAIR WINDOW SASH CORDS (1001(h) HC) REPAIR WINDOW SASH FRAME (1001(h),708 HC)	Unit A: Provide proper operation, missing sash cords and latch hardware where required at the windows in the living room and bedroom.
20	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)	Unit A: At all work areas.
21	REPAIR DAMAGED CEILINGS/WALLS (1001(b)(13)(d)(h)(1) HC	Unit #1: Repair the peeling paint at the following locations. Northeast room windows. Northwest room windows, window wall and ceiling at N.E. corner. Southeast bedroom windows, walls and ceiling. Bathroom window, walls and ceiling.
22	PAINT CEILINGS/WALLS (1001(b)(13) (1301)HC	Unit #1: At all work areas.
23	REPAIR WINDOW LATCHES OR HARDWARE (1001(b)HC) REPAIR WINDOW SASH CORDS (1001(h) HC) REPAIR WINDOW SASH FRAME (1001(h),708 HC)	Provide proper operation to all windows. Provide proper fit to prevent weather intrusion. Replace all missing latches. Apply these repairs to the following locations. Unit #1: Northwest room. Southeast bedroom.
24	REPAIR OR REPLACE FLOOR COVERING (1001(b)(13)(d) (j) HC	Unit #1: Southeast bedroom floor by the radiator. Kitchen linoleum and hardwood floors
25	REPAIR SINK (1001(b)(13)(d)(f)(1306) HC	Unit #1: Repair or replace damaged sink. Repair cold water faucet leak.
26	GENERAL DILAPIDATION OR IMPROPER MAINTENANCE 1001(b)(d)(13) HC	Unit #1: Repair or replace the damaged vanity sink cabinet and the accessory cabinet in the bathroom.

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
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(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201538061

27	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)	Unit #1: At all work areas.
28	REPAIR OR REPLACE FLOOR COVERING (1001(b)(13)(d)(j) HC	Unit #2: Repair the damaged hardwood floor under the radiator in the bedroom.
29	HAZARDOUS ELECTRICAL (89-23 EC) (1001(e)(1)HC) WORK WITHOUT PERMIT 106.1.1 SFBC ELECTRIC PERMIT REQUIRED (301 HC)	Unit #2: Repair or replace the unauthorized kitchen sink disposal electric switch. An electric permit is required.
30	REPAIR DAMAGED CEILINGS/WALLS (1001 (b)(13)(d)(h)(1) HC	Unit #3: Repair the damaged ceilings and walls throughout the apartment including peeling paint at all windows.
31	REPAIR OR REPLACE FLOOR COVERING (1001(b)(13)(d)(j) HC	Unit #3: Repair the floors in the kitchen and around the steam radiator.
32	GENERAL DILAPIDATION OR IMPROPER MAINTENANCE 1001(b)(d)(13) HC	Unit #3: Repair or replace the damaged secondary exit door.
33	SANITATION 505(c) HC	Unit #3: Repair or replace the kitchen range. Restore proper operation.
34	SMOKE DETECTOR (911)HC (310.9.1.2)CBC	Unit #3: Provide smoke detector.
35	CARBON MONOXIDE ALARMS IN EXISTING DWELLINGS (SEC 420.4.2)CBC)	Unit #3: Install Carbon Monoxide Alarms (CO ALARMS) as required. Install CO Alarms per manufacturer instructions. Only listed CO Alarms are approved.
36	REPAIR SINK (1001(b)(13)(d)(f)(1306) HC	Unit #3: Repair the faucet at the bathroom lavatory.
37	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)	Unit #3: At all work areas.
38	REPAIR DAMAGED CEILINGS/WALLS (1001 (b)(13)(d)(h)(1) HC	Unit #4: Repair the damaged ceiling in the bedroom. Remove peeling paint at all windows. Seal walls around kitchen sink. Bathroom window.
39	PAINT CEILINGS/WALLS (1001(b)(13) (1301)HC	Unit #4: All work areas.
40	REPAIR OR REPLACE FLOOR COVERING (1001(b)(13)(d)(j) HC	Unit #4: Repair the damaged floor around the radiator.
41	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)	At all work areas.
42	EGRESS OBSTRUCTION (801)(1001(1) HC	Unit #4: Remove the deadbolt lock from the door before the secondary exit.
43	REPAIR WINDOW SASH CORDS (1001(h) HC)	Unit #4: Repair or replace the kitchen window sash cords.
44	SMOKE DETECTOR (911)HC, (310.9.1.2)CBC	Unit #4: Provide a smoke detector.
45	CARBON MONOXIDE ALARMS IN EXISTING DWELLINGS (SEC 420.4.2)CBC)	Unit #4: Install Carbon Monoxide Alarms (CO ALARMS) as required. Install CO Alarms per manufacturer instructions. Only listed CO Alarms are approved.

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
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(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201538061

46 INSPECTOR COMMENTS

REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)

Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises.
For interior or exterior paint removal : Always wet the surface, contain and properly dispose of leaded paint. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3604, SFBC) Informational packets are available at (415) 558-6088.

You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 554-8930 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST.
Ordinance #446-97.

47 INSPECTOR COMMENTS

Repairs cited in this Notice may require Building, Plumbing and/or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). This case can not be abated until the housing inspector makes a final inspection to verify that all violations have been corrected and all required permits have been obtained and finalized. On the reinspection day, present to the housing inspector the Job Card, Permit Appication and Permits indicating that all the required work under permit is complete. Prior to the reinspection by the housing inspector, call building, electrical and/or plumbing inspector(s) for the required inspection(s).

48 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or to direct his/her representative to attend the reinspections scheduled on this Notice of Violation, for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this notice.

If the property owner cannot attend the scheduled reinspection (as specified on this notice) it is his/her responsibilty to secure a different inspection date and time with the inspector, and provide all tenants with notification as required by CALIFORNIA CIVIL CODE SECTION 1954. SAN FRANCISCO HOUSING CODE SECTION 303.(b), If any dwelling, apartment units or guest rooms are to be accessed during the reinspection.

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201538061

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. **REINSPECTION DATE :** 20 May 2015 01:30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Anthony Lepe AT 415-575-6912

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street, 6th Floor, San Francisco, California 94103-2414
(415) 558-6220, Fax No (415) 558-6249, Email DBIHIDComplaints@sfgov org
Website www sfdbi org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED The described premises were inspected by inspector(s) of the Department of Building Inspection As a result of the inspection(s) violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s) ACCORDINGLY the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER Section 102A 3 of the San Francisco Building Code provides that in addition to the civil penalties described therein the property owner shall be assessed all attendant, administrative, and inspection s costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice These costs arise from department time accrued pertaining but not limited to (1) monthly violation monitoring (2) case inquiries (phone calls counter visits response to correspondence etc), (3) case management (4) permit history research (5) notice/hearing preparation (6) inspections (7) staff appearances/reports at hearings and (8) case referrals

Assessment of Costs will accrue when the property owner fails to comply with this Notice through (1) a monthly violation monitoring fee of $52 00, and (2) an hourly rate of $104 00 for case management/administration, and $170 00 for inspections, as provided for in Sections 102A 3, 102A 17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in (1) the case not being legally abated until all assessments are paid and (2) tax lien proceedings against the property owner pursuant to Sections 102A 3 102A 16 102A 17 102A 18 et seq 102A 19 et seq and 102A 20 of the San Francisco Building Code

REFERRAL TO STATE FRANCHISE TAX BOARD Section 17274 and 24436 5 of the Revenue and Taxation Code provide, inter alia that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing building, health and/or safety cannot deduct from state personal income tax and bank and corporate income tax deductions for interest depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code

PUBLIC NUISANCES & MISDEMEANORS Section 102A of the San Francisco Building Code and Sections 204 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein Section 204 of the Housing Code provides that any person the owner(s) or his authorized agent who violates disobeys omits neglects or refuses to comply with the Housing Code or any order of the Director made pursuant to this Code shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding $1,000 00 or by imprisonment not exceeding six (6) months or by both fine and imprisonment and shall be deemed guilty of a separate offense for every day such violations continue

PERMIT REQUIREMENTS Any required permit application must be applied for within the time limit set forth in the attached Notice(s) Permit applications are to be filed with the requisite plans drawings and specifications at the Central Permit Bureau Department of Building Inspection at 1660 Mission Street 1st Floor A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up Pursuant to Sections 107A 5, and 110A Table 1A-K of the San Francisco Building Code investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880

NOTIFICATION TO BUILDING TENANTS Pursuant to Sections 17980 1 and 17980 6 of the California Health & Safety Code and Section 102A 3 of the San Francisco Building Code when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT Pursuant to Section 17980 6 of the California Health & Safety Code the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942 5 of the California Civil Code

REINSPECTION FEES For every inspection after the initial re-inspection a $170 00 fee will be charged until the violations are abated pursuant to Sections 108A 8 and 110A Table IA-G of the San Francisco Building Code

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE
Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint Failure to comply with these requirements may result in a penalty not to exceed $500 00 per day plus administrative costs as provided by Section 3423 8 of this Code

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified Please contact the Housing Inspection Services Division if you have any questions If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled *What You Should Know About the Department of Building Inspection Code Enforcement Process* or download the document from the Department website

EXHIBIT "GG"

RECORDING REQUESTED BY
DEPT OF BUILDING INSPECTION

WHEN RECORDED RETURN TO
DEPT OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K107362-00
Acct 48-SFCC Bureau Of Building Inspections
Friday, AUG 07, 2015 11:23:58
Ttl Pd $0.00 Rcpt # 0005283387
cm2/DH/1-2

ORDER OF ABATEMENT
505 26TH AV,0000

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201538061A

XF0 - DH 02-JUL-15

City and County of San Francisco
Department of Building Inspection

Edwin M Lee, Mayor
Tom C Hui, S E , C B O , Director

ORDER OF ABATEMENT - ORDER NO 201538061

Owner WONG J Y O
BANKER REALTY
P O BOX 6676
MORAGA CA 94556

Address 505 26TH AV, 0000
Block 1518 Lot 001 Seq 01
Census Tract 477 Source XF0
Complaint 201538061
Date Order of Abatement Issued July 2, 2015
Inspector/Division Lepe/HIS
Housing Division Representative Andy Karca
Hearing Officer Steven Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on July 2, 2015 in accordance with the San Francisco Building Code Section 102A The hearing was conducted by a representative of the Director The property owner received notification of the hearing as required by Section 102A 4 of the San Francisco Building Code The property owner/representative did attend the hearing

After a full and fair consideration of the evidence and testimony received at the hearing **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING**

1 That Notice has been duly given as required by law 10 days prior to the hearing
2 That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated April 20, 2015
3 That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED**

7 Days to complete all work - appropriate Building,Electrical,Plumbing permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A 3 and 102A 17 of the San Francisco Building Code For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220 Fax (415) 558-6249 This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220

Very truly yours,

Tom C Hui, S E , C B O , Director
Department of Building Inspection

Approved for Distribution on July 9, 2015
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "NN"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** 1 **NUMBER:** 201538251
City and County of San Francisco **DATE:** 01-APR-15
1660 Mission St. San Francisco, CA 94103

ADDRESS: 505 26TH AV

OCCUPANCY/USE: R-2 (RESIDENTIAL- APARTMENTS & CONDOMINIUMS W/3 **BLOCK:** 1518 **LOT:** 001

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: WONG J Y O **PHONE #:** --
MAILING ADDRESS WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

PERSON CONTACTED @ SITE: **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☑ **WORK WITHOUT PERMIT**	106.1.1
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	106.4.7
☐ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	106.4.4
☑ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	102.1

Site inspection performed 3/31/15. Residential unit #2. Wall constructed subdividing room at south elevation of unit. Commercial units: Cracked window at east commercial space on 26th Ave. elevation. Middle commercial space: Cracked window at front. Water damage at front ceiling of store. West commercial space: Cracked glass in front door. Rear door does not comply with SFBC (illegal step).

Codes: 103A, 102A, 102A.3, table 1A-K, 1008.1.5
-Monthly monitoring violation fee $52

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4** 415-558-6120

☑ **FILE BUILDING PERMIT WITHIN 30 DAYS** ☑ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application

☑ **OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.**

☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**

☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Obtain building permit for removal or legalization of dividing wall in residential units #2 and removal or legalization of rear door at west commercial space. Replace broken windows within 21 days.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☑ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $2000**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Donal J Duffy
PHONE # 415-558-6120 DIVISION: CES DISTRICT :
By:(Inspectors's Signature) _____

EXHIBIT "11"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** 2 **NUMBER:** 201538251
City and County of San Francisco **DATE:** 07-MAY-15
1660 Mission St. San Francisco, CA 94103

ADDRESS: 505 26TH AV
OCCUPANCY/USE: 0 **BLOCK:** 1518 **LOT:** 001

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: WONG J Y O **PHONE #:** --
MAILING ADDRESS WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

PERSON CONTACTED @ SITE: WONG J Y O **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☑ **WORK WITHOUT PERMIT**	106.1.1
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	106.4.7
☐ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	106.4.4
☑ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	102.1

You failed to comply with notice of violation dated 4/1/15, therefore this department has initiated abatement proceedings against the property.

Codes: 103A, 102A, 102A.3, table 1A-K, 1008.1.5
-Monthly monitoring violation fee $52

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

415-558-6120

☐ **FILE BUILDING PERMIT WITHIN DAYS** ☐ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
☐ **OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.**
☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**
☑ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED** 01-APR-15, **THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

You will be notified of time, date and place of director's hearing by code enforcement division.
INVESTIGATION FEE OR OTHER FEE WILL APPLY
☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)
APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION
CONTACT INSPECTOR: Donal J Duffy
PHONE # 415-558-6120 DIVISION: CES DISTRICT :
By:(Inspectors's Signature) _____

EXHIBIT "JJ"

CERTIFIED COPY

RECORDING REQUESTED BY:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

Telephone NO (415) 558-6464

WHEN RECORDED MAIL TO:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K153868-00
Acct 40-DPCC Bureau Of Building Inspections
Friday, NOV 06, 2015 12:37:55
Ttl Pd $0.00 Rcpt # 0005257726
cer/DH/1-2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLES

ORDER OF ABATEMENT ORDER #107708-A

LOCATION: 505 26th Avenue

BLOCK: 1518 LOT: 001

CERTIFIED COPY

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT

September 25, 2015

Owner:
WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

Property Address: 505 26TH AV,
Block: 1518 Lot: 001 Seq: 01
Tract: 477 Case: BW1
Complaint: 201538251

Inspector: Gutierrez

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A 6 & 102A 7 ORDER NO 187708-A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON September 22, 2015 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A 5 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS

1 THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING
2 THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION
3 THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1 10 days to file and acquire a permit 2 30 days to complete all work with final building inspection signature

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES

APPEAL: PURSUANT TO SECTION 105A.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:

Patrick O'Riordan
Chief Building Inspector
Phone No (415) 558-6570
Fax No (415) 558-6261

APPROVED BY:

9-25-15

Tom C Hui, S E, C B O, Director
Department of Building Inspection
Fax No (415) 558-6474

CERTIFIED COPY

This is a true certified copy of the record if it bears the seal, imprinted in purple ink of the Assessor-Recorder

CARMEN CHU MAR 25 2013

ASSESSOR - RECORDER
SAN FRANCISCO COUNTY CALIFORNIA

BY Andre Guillory

Andre Guillory

EXHIBIT "KK"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201574855

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 03-NOV-15

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	505 26th Avenue, boiler room and adjacent areas.
2	BUILDING PERMIT REQUIRED (301 HC) All repair work to be conducted under appropriate permits (Building, Electrical, Plumbing, etc.).	To repair/replace the ceiling of the boiler room and the adjacent areas. To install garbage room.
3	Please provide the Department of Building Inspection(DBI) with a completed Compliance Affidavit for Section 604 of the San Francisco Housing Code (see attached Notice & Affidavit).	Please disregard if you have already submitted your affidavit as required. To verify DBI receipt of your affidavit you may call or email clerical Supervisor Bernedette Perez at 415 558-6165, or Bernadette.perez@sfgov.org
4	PERMANENTLY REMOVE COMBUSTIBLE STORAGE FROM WATER HEATERS/BOILER ROOM. (904, 1001(i) HC)	Remove all stored/discarded items from the boiler room.
5	Please provide the Department of Building Inspection(DBI) with a completed Compliance Affidavit for Smoke and CO alarms (see attached Notice & Affidavit).	Please disregard if you have already submitted your affidavit as required. To verify DBI receipt of your affidavit you may call or email clerical Supervisor Bernedette Perez at 415 558-6165, or Bernadette.perez@sfgov.org
6	PROVIDE PLUMBING PERMIT (103.1.1 PC)	For all plumbing repairs. To install fire sprinklers To repair plumbing leaks in unit 1.
7	PROVIDE ELECTRICAL PERMIT (90.25 EC)	For all electrical repairs. To repair/replace electrical boxes in boiler room and boiler room lights.
8	Provide Seismic Braces to the hot water heater (1307.2 UPC).	One approved strap required in upper 1/3 of tank and one in lower 1/3 of tank (4 inches above controls).
9	PROVIDE ADEQUATE LIGHTING (504g HC)	At boiler room.

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201574855

10	Provide automatic fire sprinklers over garbage receptacles or move garbage receptacles to area open to the sky. (904,906(4) HC)	All areas which are used, designed or intended for the storage of garbage or rubbish shall meet the following requirements: 1. Large enough to permit storage and easy handling of all garbage receptacles. No container shall be placed within six inches of any wall or post. 2. Lined on all its sides and the ceiling with galvanized iron of not less than No. 26 gauge U.S. standard. All seams shall be interlocking and tight. 3. Floors of concrete or quarry tile, no wooden platforms. 4. Doors and trim metal lined (see #2 for details). 5. Self-closing tight fitting door. 6. Adequately ventilated as required. 7. In good repair and clean condition. 8. Provided with automatic sprinklers.
11	REPAIR SOURCE OF WATER DAMAGE (703,1001f HC)	Repair cause of water surfacing and accumulating at boiler room and adjacent areas.
12	REPAIR DAMAGED CEILINGS (1001b,h,o HC)	at boiler room and adjacent areas -under apartment 1.
13	Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises. For interior or exterior paint removal : Always wet the surface, contain and properly dispose of leaded paint. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3423, SFBC) Informational packets are available at (415) 558-6088.	You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 252-3800 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST. Ordinance #446-97.
14	PAINT CEILINGS (1001b,1301 HC)	after repairs are complete.
15	IMPORTANT NOTE: This property is defined as a Nuisance per Sec. 1001-d of the SFHC. If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b)), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.	It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice. PLEASE REVIEW THE ATTACHED "NOTICE OF VIOLATION WARNINGS" FOR INFORMATION REGARDING FAILURE TO COMPLY WITH THIS NOTICE.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 04 December 2015 11:30 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Isabel Olivares AT 415-558-6490

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
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(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: **The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate inspector through site inspection.**

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: **Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.**

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of $52.00, and (2) an hourly rate of $104.00 for case management/administration, and $170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17,102A.18 et seq., 102A.19 et seq.,and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: **Section 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.**

NOTICE OF VIOLATION WARNINGS! (Continued from page 1)

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding $1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a $170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE: Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed $500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.
NCTS_NOV.rdf revised 6/22/2011

EXHIBIT "LL"

[redacted]

San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2016-K215015-00
Root 48-SFCC Bureau Of Building Inspections
Monday, MAR 14, 2016 11:33:22
Ttl Pd $0.00 Rcpt # 0005329867
ofa/FT/1-5

RECORDING REQUESTED BY
DEPT OF BUILDING INSPECTION

WHEN RECORDED RETURN TO
DEPT OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

ORDER OF ABATEMENT
505 26TH AV

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201574855A

DC11 DH 04-FEB-16

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201574855

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

Address: 505 28TH AV,
Block: 1518 Lot: 001 Seq: 01
Census Tract: 477 Source: DC11
Complaint: 201574855
Date Order of Abatement Issued: February 4, 2016
Inspector/Division: Olivares\HIS
Housing Division Representative: Jose Lopez
Hearing Officer: Steve Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **February 4, 2016** in accordance with the San Francisco Building Code Section 102A The hearing was conducted by a representative of the Director The property owner received notification of the hearing as required by Section 102A 4 of the San Francisco Building Code The property owner/representative **did not** attend the hearing

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1 That Notice has been duly given as required by law 10 days prior to the hearing
2 That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated **November 3, 2015**
3 That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - appropriate Building permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A 3 and 102A 17 of the San Francisco Building Code For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220 Fax (415) 558-6249 This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220

Very truly yours,

Tom C. Hui

Tom C Hui, S E , C B O , Director
Department of Building Inspection

E. Lopez for R.V. Bosque.

Approved for Distribution on February 18, 2016
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "MM"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201692641

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 19-JAN-16

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	505 26th Av., Unit 2 and Common Area.
2	REMOVE EGRESS OBSTRUCTION (801,1001(d)(l) HC	Unit 2: Currently 2 bedrooms, A & B are locked and both have window access to fire escapes. Remove the locks from at least one bedroom to provide access to the fire escape.
3	MOVE GARBAGE RECEPTACLES TO AREA OPEN TO THE SKY (904, 906(4) HC)	At the time of inspection the collection bins were located in a covered part of the trade corridor. Move the bins to an area open to the sky or provide a sprinkler over the bins with required permits.
4	REPAIR DAMAGED CEILINGS AND WALLS (1001b,h,o HC)	Unit 2: Repair the damaged ceiling and wall in Room C.
5	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD. SEE ATTACHED LEAD HAZARD WARNING. (1301 HC)	At all work areas.
6	Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises. For interior or exterior paint removal : Always wet the surface, contain and properly dispose of leaded paint. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3423, SFBC) Informational packets are available at (415) 558-6088. You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 252-3800 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST. Ordinance #446-97.	At all work areas.
7	PAINT CEILINGS AND WALLS (1001b,1301 HC)	Unit 2: Paint the repaired ceiling and wall in Room C.

DEPARTMENT OF BUILDING INSPECTION
Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201692641

8 INSPECTOR COMMENTS

It is the property owner's responsibility to be present or to direct his/her representative to attend the reinspections scheduled on this Notice of Violation, for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this notice.

If the property owner cannot attend the scheduled reinspection (as specified on this notice) it is his/her responsibilty to secure a different inspection date and time with the inspector, and provide all tenants with notification as required by CALIFORNIA CIVIL CODE SECTION 1954. SAN FRANCISCO HOUSING CODE SECTION 303.(b), If any dwelling, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 18 February 2016 02:00 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Anthony Lepe AT 415-575-6912

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of $52.00, and (2) an hourly rate of $104.00 for case management/administration, and $170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17,102A.18 et seq., 102A.19 et seq.,and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

NOTICE OF VIOLATION WARNINGS! (Continued from page 1)

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding $1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT: Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a $170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE: Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed $500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.
NCTS_NOV.rdf revised 6/22/2011

EXHIBIT "NN"

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201692641

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

Address: 505 26TH AV,
Block: 1518 **Lot:** 001 **Seq:** 01
Census Tract: 477 **Source:** DC13
Complaint: 201692641
Date Order of Abatement Issued: May 12, 2016
Inspector/Division: Lepe\HIS
Housing Division Representative: Jose Lopez
Hearing Officer: Steve Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **April 28, 2016** in accordance with the San Francisco Building Code Section 102A. The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative did attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated: **January 19, 2016**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A.17 of the San Francisco Building Code. For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Tom C. Hui, S.E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on May 13, 2016
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "00"

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201692581

OWNER/AGENT: WONG J Y O

MAILING ADDRESS: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA
94556

DATE: 19-JAN-16

LOCATION: 505 26TH AV

BLOCK: 1518 **LOT:** 001

NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R2

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	505 26th Av., Unit 2.
2	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	505 26th Av. Common area.
3	PROVIDE HEAT TO EACH OCCUPIED HABITABLE ROOM FOR 13 HRS BETWEEN 5:00 A.M. AND 11:00 A.M. AND BETWEEN 3:00 P.M. AND 10:00 P.M. CAPABLE TO MAINTAINING A MIN. ROOM TEMP. OF 68 DEGREES F. (20 DEGREES C.). (701c HC) 1001(b)(d) HC	At the time of inspection the radiator in unit #2 was not radiating heat as required. The temperature in the room was 63 F at 10:50 AM. Restore operation to the boiler as required and provide the required heat ot all units.
4	INSPECTOR COMMENTS	It is the property owner's responsibility to be present or to direct his/her representative to attend the reinspections scheduled on this Notice of Violation, for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this notice. If the property owner cannot attend the scheduled reinspection (as specified on this notice) it is his/her responsibilty to secure a different inspection date and time with the inspector, and provide all tenants with notification as required by CALIFORNIA CIVIL CODE SECTION 1954. SAN FRANCISCO HOUSING CODE SECTION 303.(b), If any dwelling, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 21 DAYS. REINSPECTION DATE: 09 February 2016 11:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Anthony Lepe AT 415-575-6912

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: **The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate inspector through site inspection.**

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: **Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.**

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of $52.00, and (2) an hourly rate of $104.00 for case management/administration, and $170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17,102A.18 et seq., 102A.19 et seq.,and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: **Section 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.**

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NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

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REINSPECTION FEES: For every inspection, after the initial re-inspection, a $170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE: Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed $500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.
NCTS_NOV.rdf revised 6/22/2011

EXHIBIT "PP"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2016-K233846-00
Acct 48-SFCC Bureau Of Building Inspections
Wednesday, APR 20, 2016 09:37:18
Ttl Pd $0.00 Rcpt # 0005351138
dm2/DM/1-4

ORDER OF ABATEMENT
505 26TH AV

Block/Lot/Seq. - 1518 / 001 / 01

NO. 201692581A

DH3- DH 17-MAR-16

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT - ORDER NO. 201692581

Owner: WONG J Y O
BANKER REALTY
P.O. BOX 6676
MORAGA CA 94556

Address: 505 26TH AV,
Block: 1518 Lot: 001 Seq: 01
Census Tract: 477 Source: DH3
Complaint: 201692581
Date Order of Abatement Issued: March 17, 2016
Inspector/Division: Lepe\HIS
Housing Division Representative: James Sanbonmatsu
Hearing Officer: Steve Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **March 17, 2016** in accordance with the San Francisco Building Code Section 102A The hearing was conducted by a representative of the Director. The property owner received notification of the hearing as required by Section 102A.4 of the San Francisco Building Code. The property owner/representative **did not** attend the hearing.

After a full and fair consideration of the evidence and testimony received at the hearing, **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:**

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated **January 19, 2016**
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work - as noted in the above referenced NOV

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A.3 and 102A 17 of the San Francisco Building Code For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220. Fax (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220

Very truly yours,

Tom C. Hui, S.E , C B.O , Director
Department of Building Inspection

Approved for Distribution on March 25, 2016
by Rosemary Bosque, Chief Housing Inspector

EXHIBIT "A"

DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO
1660 Mission Street
San Francisco, CA 94103-2414

NOTICE OF VIOLATION

COMPLAINT: 200668574

OWNER/AGENT: WONG, YICK ON
MAILING ADDRESS: WONG, YICK ON
P.O. BOX 6676
MORAGA CA

94556

DATE: 05-APR-06

LOCATION: 1256 LEAVENWORTH ST
BLOCK: 0220 **LOT:** 028
NOTICE TYPE: COMPLAINT

BUILDING TYPE: APT **USE TYPE:** R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	OTHER BUILDING VIOLATIONS .	Provide adequate ceiling hieght to all spaces in #1256B. -Toilet and shower rooms require a 7' ceiling height. -hallways leading to the toilet and shower rooms must have at least 7' ceiling height. -Habitable rooms must have at least a 7'6" ceiling height.
2	BUILDING PERMIT REQUIRED (301 HC)	Provide a copy of the finaled permit for the above work.
3	REPAIR DOORS (801 HC)	The door to the garbage room is painted shut. Make the door operational. -Replace the broken door leading to the utility room. -Repair the deadlatch and jamb to the rear door.
4	OTHER PLUMBING AND/OR ELECTRICAL VIOLATIONS	In unit 1256 B remove the non-permited water heater in the basement untility room that's blocking access to an electrical breaker panel. Reinstall the water heater in an approved location.
5	PROVIDE PLUMBING PERMIT (103.1.1 PC)	Provide a plumbing permit for relocating the water heater.
6	OTHER PLUMBING AND/OR ELECTRICAL VIOLATIONS	In unit 1256 B Remove the kitchen cabinets, sink, stove, etc. and utilities back to its source. This kitchen was installed without permit.
7	PROVIDE BUILDING PERMIT.	Provide a copy of the finaled demolition permit for the above work.
8	OTHER PLUMBING AND/OR ELECTRICAL VIOLATIONS	
9	REPAIR FLOOR COVERING (1001b,j,o HC)	The floor coverings in the kitchen, the hall leading to the kitchen, and the toiolet room are worn and a trip hazard. Replace or repair the floor coverings.
10	REPAIR FLOORING (1001b,j, HC)	Repair the rotted subfloor in the kitchen near the shower door.
11	INSPECTOR COMMENTS	See attached DBI Notice of Corrective Action.

DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO
1660 Mission Street
San Francisco, CA 94103-2414

NOTICE OF VIOLATION

COMPLAINT: 200668574

12 It is the property owner's responsibility to be present or direct his/her representative to attend, the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice.

If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 45 DAYS. REINSPECTION DATE : 26 May 2006 10:00 AM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Stephen Mungovan AT 415-558-6496

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO
1660 Mission Street
San Francisco, CA 94103-2414

NOTICE OF VIOLATION

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 575 Stevenson St., 4th floor, 554-6720.

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an order of Abatement is recorded against this property, the owner will be billed or the property will be liened for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of $100 for each instance of initial non-compliance, followed by $200 fines per violation for the second instance of non-compliance, up to a maximum of $7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than $1,000 per day or six months imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six(6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17284(c)of the Revenue and Taxation Code.

WARNING: The owner or operator of rental housing determined to be substandard by the Department of Building Inspection cannot retaliate against a tenant pursuant to Section 1942.5 of the California Civil Code. This notice or order is issued pursuant to the Health and Safety Code Section 17980.6 and the failure to comply may result in a court appointed receiver to bring the substandard structure into compliance. Tenants may be prayed benefits, if temporarily relocated.

De acuerdo a las Secciones 304(e) y 332.3 de el Codigo de Construccion de Edificios de San Francisco, gastos de investigacion seran cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo, que exceda el limite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince dias de haberse obtenido el permiso. Las apelaciones se hacen en el 575 de la calle Stevenson, cuarto piso, telefono 554- 6720.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspeccion de Edificios tendra el derecho de iniciar el proceso de mitigacion. Si una Orden de Mitigacion es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicacion del codigo, desde la primera puesta del Aviso de Infraccion hasta que todos los gastos esten pagados, se le cobraran al dueno del edificio o la propiedad sera embargada para recuperar dichos gastos. Referencia a la Seccion 203(b) y 332.3 de el Codigo de Construccion de Edificios.

ADVERTENCIA: La Seccion 204 de el Codigo de Vivienda de San Francisco permite que se multe inmediatamente $100 por cada primer caso de inconformidad, seguida por una multa de $200 por cada segunda infraccion de inconformidad, aumentando hasta un maximo de $7,500 por cada edificio. Esta Seccion tambien permite obtener cargos criminales como delito menor, resultando en multas de no menos de $1,000 diarios o 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que recibe renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspeccion de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciacion o taxes atribuidos sobre dicha estructura. Si el trabajo de reparacion no se termina o esta diligentemente,rapidamente y contunuamente acusado despues de seis (6) meses de la fecha de este aviso, se le enviara una notificacion a la Junta de Concesion de Impuestos (Franchise Tax Board) de acuerdo a la Seccion 17284(c) del Codigo de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: El propietario o administrador de viviendas que no se ajustan a los requisitos del Departamento de Inspeccion de Edificios no puede tomar represalias contra los inquilinos, de acuerdo a la Seccion 1942.5 del Codigo Civil de California. Se da esta orden o aviso de acuerdo al Codigo de Salud y Seguridad Seccion 17980.6. Si no se cumple con esta orden, la corte puede nombrar a alguien para que haga las correcciones necesarias y la estructura sea ajustada a los requisitos. Los inquilinos pudieran recibir beneficios, si se los moviera temporalmente.

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

EXHIBIT "RR"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** **NUMBER:** 200668574
City and County of San Francisco **DATE:** 11-APR-06
1660 Mission St. San Francisco, CA 94103

ADDRESS: 1256 LEAVENWORTH ST
OCCUPANCY/USE: 0 **BLOCK:** 0220 **LOT:** 028

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: WONG, YICK ON **PHONE #:** --
MAILING ADDRESS WONG, YICK ON
P.O. BOX 6676
MORAGA CA
94556

PERSON CONTACTED @ SITE: **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☑ **WORK WITHOUT PERMIT**	106.1.1
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	106.4.7
☐ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	106.4.4
☐ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	102.1

Guest room turned into a dwelling unit with out permit.

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

415-558-6496

☐ **FILE BUILDING PERMIT WITHIN DAYS** ☐ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application

☑ **OBTAIN PERMIT WITHIN 21 DAYS AND COMPLETE ALL WORK WITHIN 60 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.**

☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**

☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Return unit to its last legal usage.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☑ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $25000**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Stephen Mungovan
PHONE # 415-558-6496 DIVISION: HIS DISTRICT : 2
By:(Inspectors's Signature) _____

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

Pursuant to SFBC 304(e) and 332.3 investigation fees are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance, at 875 Stevenson St., 4th floor. 554-6720

WARNING: Failure to take immediate action as required to correct the above violations will result in abatement proceedings by the Department of Building Inspection. If an Order of Abatement is recorded against this property, the owner will be billed or the property will be flagged for all costs incurred in the code enforcement process from the posting of the first "Notice of Violation" until all costs are paid. SFBC 203(b) & 332.3

WARNING: Section 204 of the San Francisco Housing Code provides for immediate fines of $100 for each instance of initial non-compliance, followed by $200 fines per violation for the second instance of non-compliance, up to a maximum of $7,500 per building. This section also provides for issuance of a criminal charge as a misdemeanor for each violation, resulting in fines of not less than $1,000 per day or six months' imprisonment or both.

WARNING: Anyone who derives rental income from housing determined by the Department of Building Inspection to be substandard cannot deduct from state personal income tax and bank and corporate income tax interest, depreciation or taxes attributable to such substandard structure. If correction work is not completed or being diligently, expeditiously and continuously prosecuted after six (6) months from the date of this notice, notification will be sent to the Franchise Tax Board as provided in Section 17284(c) of the Revenue and Taxation Code.

WARNING: Section 205(a) of the San Francisco Building Code provides for civil fines of up to $500 per day for any person who violates, disobeys, omits, neglects or refuses to comply with or opposes the execution of any provisions of this code. This section also provides for misdemeanor fines, if convicted, of up to $500 and/or imprisonment up to six months for each separate offense for every day such offense occurs.

De acuerdo a las Secciones 304(e) y 332.3 de el Código de Construcción de Edificios de San Francisco, gastos de investigación serán cobrados por trabajo empezado o realizado sin los debidos permisos o por trabajo que exceda el límite estipulado en los permisos. Dichos cobros pueden ser apelados ante la Junta de Apelaciones de Permisos (Board of Permit Appeals) dentro de los primeros quince días de haberse obtenido el permiso. Las apelaciones se hacen en el 875 de la calle Stevenson, cuarto piso, teléfono 554-6720.

ADVERTENCIA: Si no cumple con las acciones inmediatas requeridas para corregir las infracciones, el Departamento de Inspección de Edificios tendrá el derecho de iniciar el proceso de mitigación. Si una Orden de Mitigación es registrada contra dicha propiedad, los gastos incurridos durante el proceso de aplicación del código, desde la primera puesta del Aviso de Infracción hasta que todos los gastos estén pagados, se le cobrarán al dueño del edificio o la propiedad será embargada para recuperar dichos gastos. Referencia a la Sección 203(b) y 332.3 de el Código de Construcción de Edificios.

ADVERTENCIA: La Sección 204 de el Código de Vivienda de San Francisco permite que se multe inmediatamente $100 por cada primer caso de inconformidad, seguida por una multa de $200 por cada segunda infracción de inconformidad, aumentando hasta un máximo de $7,500 por cada edificio. Esta Sección también permite obtener cargos criminales como delito menor, resultando en multas de no menos de $1,000 diarios ó 6 meses de encarcelamiento o ambas sanciones.

ADVERTENCIA: Cualquier persona que reciba renta por una vivienda que haya sido declarada que no satisface las normas requeridas por el Departamento de Inspección de Edificios, no puede deducir del estado intereses personales, de banco o empresa, depreciación o taxes atribuidos sobre dicha estructura. Si el trabajo de reparación no se termina o está diligentemente, rápidamente y contuamente acusado después de seis (6) meses de la fecha de este aviso, se le enviará una notificación a la Junta de Concesión de Impuestos (Franchise Tax Board) de acuerdo a la Sección 17284(c) del Código de Ingresos e Impuestos (Revenue and Taxation Code).

ADVERTENCIA: La Sección 205(a) de el Código de Edicios de San Francisco impone multas civiles hasta de $500 por cada día a cualquier persona que infrinja, desobedezca, omita, descuide, rehusa cumplir, resiste o se opone a la ejecución de las provisiones de este código. Esta sección también impone multas por delito menor, si es declarado culpable, de hasta $500 o encarcelamiento de hasta 6 meses, o ambas sanciones, por cada una de las ofensas y por cada día que dicha ofensa occura.

根據《三藩市建築法規》(簡稱 SFBC) 第 304(e) 項和第 332.3 項的規定，開始有許可證前已開始工程或在進行的工程、或超過許可證的工程，均會收取調查費。當事人可以在許可證發出日起 15 天之內，就該費用向許可上訴委員會提出上訴。該委員會地址在 Stevenson 街 875 號 4 樓，電話：554-6720。

警告：如不按照要求立即採取行動，以糾正上述違章行為，將導致建築物檢查部門採取強制行動。如該此項違章行為的通知書正等待一經在市檔案，則會按業權人要求以日後給客項其此糾正等待有關的費用。該項將成為產權，或該財產被扣押，直至付清各項費用。請參閱《三藩市建築法規》第 203 (b) 項和第 332.3 項條款。

警告：《三藩市建築法規》(簡稱 SFBC) 第 204(b) 項條款規定：對每一違章行為首次作出罰款 100 元，二次違章罰款 200 元，每棟樓宇的最高罰款可達 7,500 元。此項法規條款亦對每一違章樓宇者可能採取刑事檢舉，每日最高罰款可達 1,000 元，或／和監禁六個月。

警告：任何人是指收取房屋租賃收入，經房屋檢查部門確定該房屋為不符合標準的人員，不得從州個人所得稅、銀行和公司所得稅中扣除、折舊或稅中扣除該違章結構。如果修正工程沒有完成，或正在積極、迅速和連續地進行，或在本通知書發出後六個月內，沒有開始《稅收和稅務法典》(即 Revenue & Taxation Code) 第 17284 (c) 項條款，通知特許稅務委員會 (the Franchise Tax Board)。

警告：《三藩市建築法規》第 205(a) 項條款規定：對任何違反、不服從、疏忽、忽視、或拒絕遵守或反對執行本法規者，或對其提出反對的個人，最高處罰 500 元的民事罰款。此法規條款還規定對有罪者，如被定罪，最高可判監禁六個月，每一單獨的犯罪行為，最高罰款 500 元的刑事，和／或監禁六個月。

EXHIBIT "SS"

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
S. HODGE
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2006-I299132-00
Acct 40-SFCC Bureau Of Building Inspections
Monday, DEC 18, 2006 14:31:35
Ttl Pd $0.00 Nbr-0003132778
REEL J289 IMAGE 0327
ofa/FT/1-5

(Space above this line reserved for Recorder's use)

N/C
S

ORDER OF ABATEMENT

1256 LEAVENWORTH STREET

AKA 1254 – 1256 LEAVENWORTH STREET
Block/Lot No: 0220/028

NOTICE OF VIOLATION NO:
200668574 DC1

(10/19/06)

IS
R3

RECEIVED
FEB - 2 2007
DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

ENTERED
2/5/07

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

ORDER OF ABATEMENT
ORDER NO. 200668574 - A

Owner:
Yick On Wong
P. O. Box 6676
Moraga, CA 94556

Address: 1256 Leavenworth Street
aka 1254 – 1256 Leavenworth Street
Block: 0220 Lot: 028 Seq: 01
Census Tract: 112 Source: DC1
Inspector/Division: Mungovan/HID
Complaint No: 200668574
Date Order of Abatement Issued: October 23, 2006

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on **October 19, 2006** in accordance with the San Francisco Building Code Section 102. The hearing was conducted by a representative of the Director. The property owner was represented.
After a full and fair consideration of the evidence and testimony received at the hearing,
THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation dated: **April 05, 2006**.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102 of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work – permits are required.

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102.3 and 102.17 of the San Francisco Building Code.
For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax: (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within ten (10) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6454.

Very truly yours,

Amy Lee, Acting Director

APPROVED: October 23, 2006

AK for

Hearing Officer: Robert Farrow
Enclosures

EXHIBIT "TT"

DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES

CITY AND COUNTY OF SAN FRANCISCO
1660 Mission Street
San Francisco, CA 94103-2414

NOTICE OF VIOLATION

COMPLAINT: 200708010

OWNER/AGENT: WONG, YICK ON
MAILING ADDRESS: WONG, YICK ON
P.O. BOX 6676
MORAGA CA

94556

DATE: 12-JUN-07

LOCATION: 1256 LEAVENWORTH ST
BLOCK: 0220 **LOT:** 028
NOTICE TYPE: OTHER

BUILDING TYPE: APT **USE TYPE:** R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	REPAIR REAR DECK (1001(b)(13) HC)	Replace the dryrot/fungus damaged framing members to the rear deck. A building permit is required for these repairs.
2	BUILDING PERMIT REQUIRED (301 HC)	Building permit required for the rear deck repairs.
3	REMOVE RUBBISH OR TRASH (1306,1307 HC)	Move the trash receptacles from the front entry of the building to an area that's sprinkled or open to the sky. A building/plumbing permit is required for adding sprinklers.
4	INSPECTOR COMMENTS	The tenant in 1256-A reports that they do not have access to the electrical breakers controling the electrical outlets/lights in their unit. Provide access to these panels as required per 225-35 CEC.
5	INSPECTOR COMMENTS	It is the property owner's responsibility to be present or direct his/her representative to attend the reinspection as scheduled on this Notice of Violation for the purpose of providing entry to the Inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this Notice. If the property owner cannot attend the scheduled reinspection (as specified on this Notice) it is his/her responsibility to secure a different inspection date and time with the Inspector, and provide all tenants with notification as required by California Civil Code Section 1954 (San Francisco Housing Code Section 303(b), if any dwellings, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 14 DAYS. **REINSPECTION DATE :** 29 June 2007 01:00 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR : Stephen Mungovan AT 415-558-6496

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

EXHIBIT "44"

[redacted]

San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2007-I474803-00
Acct 40-SFCC Bureau Of Building Inspections
Tuesday, OCT 16, 2007 14:10:13
Ttl Pd $0.00 Nbr-0003332514
REEL J497 IMAGE 0385
ofa/FT/1-4

RECORDING REQUESTED BY:
DEPT. OF BUILDING INSPECTION

WHEN RECORDED RETURN TO:
DEPT. OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

(Space above this line reserved for Recorder=s use)

ORDER OF ABATEMENT

1256 Leavenworth St., a.k.a. 1254-1256 Leavenworth St.

Block/Lot/Seq. - 0220/028/01

NO.: 200708010 – A
(DC2) (DH August 23, 2007)

RECEIVED
DEC - 6 2007
DEPARTMENT OF BUILDING INSPECTION
HOUSING INSPECTION DIVISION

DEPARTMENT OF BUILDING INSPECTION

City and County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

ORDER OF ABATEMENT
ORDER NO. 200708010 - A

Owner:

Yick On Wong
P.O. Box 6676
Moraga, CA 94556

Address: 1256 Leavenworth St.,
a.k.a. 1254-1256 Leavenworth St.
Block: 0220 Lot: 028 Seq: 01
Census Tract: 112 Source: DC2
Complaint No: 200708010
Date Order of Abatement Issued: August 23, 2007
Inspector/Division: Mungovan/HID
Housing Division Representative: Oscar Williams
Hearing Officer: Bob Farrow

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on August 23, 2007 in accordance with the San Francisco Building Code Section 102. The hearing was conducted by a representative of the Director. The property owner was represented.

After a full and fair consideration of the evidence and testimony received at the hearing,
THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING:

1. That Notice has been duly given as required by law 10 days prior to the hearing.
2. That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation dated: June 12, 2007.
3. That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102 of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code.

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICE(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED:**

7 Days to complete all work – a Building permit required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the **ASSESSMENT OF COSTS** incurred in clearing this case pursuant to Section 102.3 and 102.17 of the San Francisco Building Code. For information contact the Inspector indicated above within Housing Inspection Services at (415) 558-6220, Fax: (415) 558-6249. This Order may be appealed to the Abatement Appeals Board within ten (10) days of the posting and service of said Order. Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220.

Very truly yours,

Isam Hasenin, P. E., C.B.O., Director
Department of Building Inspection

Approved for Distribution on August 29, 2007
by Rosemary Bosque, Chief Housing Inspector
Enclosures

EXHIBIT "W"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** 1 **NUMBER:** 200878017
City and County of San Francisco **DATE:** 24-OCT-08
1660 Mission St. San Francisco, CA 94103

ADDRESS: 1254 LEAVENWORTH ST
OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES **BLOCK:** 0220 **LOT:** 028

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: WONG, YICK ON **PHONE #:** --
MAILING ADDRESS WONG, YICK ON
P.O. BOX 6676
MORAGA CA
94556

PERSON CONTACTED @ SITE: **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ **WORK WITHOUT PERMIT**	106.1.1
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	106.4.7
☐ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	106.4.4
☑ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	102.1

Rear wooden deck/stair is rotten dry rot. (SFBC 102)

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

415-558-6125

☑ **FILE BUILDING PERMIT WITHIN 3 DAYS** ☑ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
☑ **OBTAIN PERMIT WITHIN 5 DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION ANI SIGNOFF.**
☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**
☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Provide complete set of plans - by licened person. Replace entire stairs/decks.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $5000**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Donald S Simas
PHONE # 415-558-6125 DIVISION: BID DISTRICT : 15
By:(Inspectors's Signature) _____

EXHIBIT "WW"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** 2 **NUMBER:** 200878017
City and County of San Francisco **DATE:** 29-OCT-08
1660 Mission St. San Francisco, CA 94103

ADDRESS: 1254 LEAVENWORTH ST
OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES **BLOCK:** 0220 **LOT:** 028

☐ If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: WONG, YICK ON **PHONE #:** –
MAILING ADDRESS WONG, YICK ON
P.O. BOX 6676
MORAGA CA
94556

PERSON CONTACTED @ SITE: WONG, YICK ON **PHONE #:** –

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ WORK WITHOUT PERMIT	106.1.1
☐ ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:	106.4.4
☑ UNSAFE BUILDING ☐ SEE ATTACHMENTS	102.1

You have failed to comply with the first notice of violation dated 10/24/08. This notice of violation will be refered to code enforcement.

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

415-558-6125

☑ **FILE BUILDING PERMIT WITHIN 4 DAYS** ☐ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application

☐ **OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.**

☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**

☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

This is being refered to CED. Provide plans/permit to stop any abatement.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $5000**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Donald S Simas
PHONE # 415-558-6125 DIVISION: BID DISTRICT : 15
By:(Inspectors's Signature) _____

BLUEBIRD (888) 477-0700 www.bluebirdonline.com
OFFICE SUPPLIES

EXHIBIT "XX"

RECORDING REQUESTED BY:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING
INSPECTION
CODE ENFORCEMENT SECTION
1650 Mission Street, Room #312C
San Francisco, CA 94103-2414

Telephone NO: (415) 558-6454

WHEN RECORDED MAIL TO:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
1650 Mission Street, Room #312C
San Francisco, CA 94103-2414

[redacted]
San Francisco Assessor-Recorder
Phil Ting, Assessor-Recorder
DOC- 2009-I725989-00
Acct 40-SFCC Bureau Of Building Inspections
Wednesday, FEB 25, 2009 10:48:53
Ttl Pd $0.00 Rcpt # 0003624252
REEL J835 IMAGE 0261
okc/KC/1-2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLES

ORDER OF ABATEMENT – ORDER #103021-A

LOCATION: 1254 LEAVENWORTH STREET

BLOCK: 0220 LOT: 028

and County of San Francisco
partment of Building Inspection

Gavin Newsom, Mayor
Vivian L. Day, C.B.O., Director

February 13, 2009

ORDER OF ABATEMENT

Owner:
WONG, YICK ON
P.O. BOX 6676
MORAGA CA
94556

Property Address: 1254 LEAVENWORTH ST,

Block: 0220 Lot: 028 Seq: 01
Tract: Case: BW0
Complaint: 200878017

Inspector: Hinchion

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102.5 & 102.6 ORDER NO. 103021-A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON February 12, 2009 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102.4. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1.) 30 DAYS TO OBTAIN PERMIT FOR REPAIR OF STAIRS INCLUDING FINAL INSPECTION APPROVAL.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN TEN (10) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:

Daniel Lowrey
Chief of Building Inspection Services
Phone No. (415) 558-6570
Fax No. (415) 558-6261

APPROVED BY:

Vivian L. Day, C.B.O. Director
Department of Building Inspection
Fax No. (415) 558-6474

EXHIBIT "YY"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** 1 **NUMBER:** 201537346
City and County of San Francisco **DATE:** 27-MAR-15
1660 Mission St. San Francisco, CA 94103

ADDRESS: 1256 LEAVENWORTH ST
OCCUPANCY/USE: 0 **BLOCK:** 0220 **LOT:** 028

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: WONG, YICK ON **PHONE #:** --
MAILING ADDRESS WONG, YICK ON
P.O. BOX 6676
MORAGA CA
94556

PERSON CONTACTED @ SITE: WONG, YICK ON **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ **WORK WITHOUT PERMIT**	CPC 103.1
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	
☐ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	
☐ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	

The following violations were observed during task force inspection:
1258 Leavenworth:
- Airgap missing in kitchen
- Tub fixtures damaged

1256 leavenworth:
- Laundry improperly installed
- Access to FAU/Waterheater

Common Areas:
Multiple flues improperly installed and damaged piping at lightwells and rear yard.

Violation monitoring fee: $52.00

SFPC/SFMC, 2013, Chapter 1, 3, 5, 6, 7 & 10.

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

(415)558-6570

☐ **FILE BUILDING PERMIT WITHIN DAYS** ☐ **(WITH PLANS) A copy of This Notice Must Accompany the Permit Application**
☑ **OBTAIN PERMIT WITHIN 30 DAYS AND COMPLETE ALL WORK WITHIN 30 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.**
☑ **CORRECT VIOLATIONS WITHIN 30 DAYS.** ☐ **NO PERMIT REQUIRED**
☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Hire a state licensed contractor, secure proper permits, grant access to unit 1254, schedule inspection to all areas.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: David J Ledda

PHONE # (415)558-6570 DIVISION: PID DISTRICT :

By:(Inspectors's Signature) _____

EXHIBIT "ZZ"

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION NOTICE: 2 NUMBER: 201537346
City and County of San Francisco DATE: 16-JUN-15
1660 Mission St. San Francisco, CA 94103

ADDRESS: 1256 LEAVENWORTH ST
OCCUPANCY/USE: 0 BLOCK: 0220 LOT: 028

☑ If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: WONG, YICK ON PHONE #: --
MAILING ADDRESS: WONG, YICK ON
P.O. BOX 6676
MORAGA CA
94556

PERSON CONTACTED @ SITE: WONG, YICK ON PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ WORK WITHOUT PERMIT	CPC 103.1
☐ ADDITIONAL WORK-PERMIT REQUIRED	
☐ EXPIRED OR ☐ CANCELLED PERMIT PA#:	
☐ UNSAFE BUILDING ☐ SEE ATTACHMENTS	

This is the second and final notice to abate the complaint regarding the following items observed during a Task Force Inspection:

1258 Leavenworth:
- Airgap missing at kitchen sink
- Tub fixtures damaged

1256 Leavenworth:
- Laundry improperly installed

Common Area:
- Multiple flues improperly installed
- Piping in lightwell damaged

Violation monitoring fee: $52.00

SFPC/SFMC, 2013.

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

(415)558-6570

☐ FILE BUILDING PERMIT WITHIN DAYS ☐ (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
☑ OBTAIN PERMIT WITHIN 15 DAYS AND COMPLETE ALL WORK WITHIN 15 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.
☑ CORRECT VIOLATIONS WITHIN 15 DAYS. ☐ NO PERMIT REQUIRED
☑ YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 27-MAR-15, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Hire a state licensed contractor, secure proper permits, schedule inspections for all completed work.
INVESTIGATION FEE OR OTHER FEE WILL APPLY
☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
OTHER: ☐ NO PENALTY

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

☒ **APPROX. DATE OF WORK W/O PERMIT** ☐ **REINSPECTION FEE $** **(WORK W/O PERMIT PRIOR TO 9/1/60)**

VALUE OF WORK PERFORMED W/O PERMITS $

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: David J Ledda

PHONE # (415)558-6570 DIVISION: PID DISTRICT :

By:(Inspectors's Signature) _____

EXHIBIT AAA

CERTIFIED COPY

RECORDING REQUESTED BY:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING
INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

Telephone NO (415) 558-6454

WHEN RECORDED MAIL TO:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2016-K220480-00
Acct 48-SFCC Bureau of Building Inspections
Tuesday, MAR 22, 2016 12:48:26
Ttl Pd $0.00 Rcpt # 0005335274
cmd/MR/1-2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

CITY AND COUNTY SAN FRANCISCO
DEPARTMENT OF BUILDING
INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

TITLES

ORDER OF ABATEMENT ORDER #107923-A

LOCATION: 1256 Leavenworth Street

BLOCK: 0220 **LOT: 028**

CERTIFIED COPY

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT

January 29, 2016

Owner:
WONG, YICK ON
P.O. BOX 6676
MORAGA CA 94556

Property Address: 1256 LEAVENWORTH ST,

Block: 0220 Lot: 028 Seq: 02
Tract: Case: BWO
Complaint: 201537346

Inspector: Mather

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A 6 & 102A 7 ORDER NO 107923-A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON January 26, 2016 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A.5 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR THE OWNER WAS NOT REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS

1 THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING
2 THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION.
3 THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1 10 days to obtain plumbing permit to abate NOV 2 Allow access to all areas and obtain final inspection approval within 30 Days

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES

APPEAL: PURSUANT TO SECTION 105A.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 1660 MISSION ST, SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:

Patrick O'Riordan
Chief Building Inspector
Phone No (415) 558-6570
Fax No (415) 558-6261

APPROVED BY:

Tom C Hui, S E, C B O, Director
Department of Building Inspection
Fax No (415) 558-6474

CERTIFIED COPY

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, of the Assessor-Recorder

CARMEN CHU MAR 2 5 2016

ASSESSOR - RECORDER
SAN FRANCISCO COUNTY CALIFORNIA

BY Julunda Gean

Julunda M. Gean

EXHIBIT BBB

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** 1 **NUMBER:** 201539711
City and County of San Francisco **DATE:** 09-APR-15
1660 Mission St. San Francisco, CA 94103

ADDRESS: 1254 LEAVENWORTH ST
OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES **BLOCK:** 0220 **LOT:** 028

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: WONG, YICK ON **PHONE #:** --
MAILING ADDRESS WONG, YICK ON
P.O. BOX 6676
MORAGA CA
94556

PERSON CONTACTED @ SITE: **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ **WORK WITHOUT PERMIT**	106.1.1
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	106.4.7
☑ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	106.4.4
☐ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	102.1

Building PA #200710054734 (add additional unit, change guest room to unit, change of use R-3 to R-1), expired without the required final inspection and certificate of final completion.

Codes: 106A.4.4, 102A.3, table 1A-K
-Monthly monitoring violation fee $52

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4** 415-558-6120

☑ **FILE BUILDING PERMIT WITHIN 30 DAYS** ☐ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application
☑ **OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 90 DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.**
☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**
☐ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

Renew building PA #200710054734 and obtain required inspections and certificate of final completion and occupancy for change of use.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Donal J Duffy
PHONE # 415-558-6120 DIVISION: CES DISTRICT :
By:(Inspectors's Signature) _____

EXHIBIT ccc

NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION **NOTICE:** 2 **NUMBER:** 201539711
City and County of San Francisco **DATE:** 01-JUN-15
1660 Mission St. San Francisco, CA 94103

ADDRESS: 1254 LEAVENWORTH ST
OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS,TOWNHOUSES **BLOCK:** 0220 **LOT:** 028

☐ **If checked, this information is based upons site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.**

OWNER/AGENT: WONG, YICK ON **PHONE #:** --
MAILING ADDRESS WONG, YICK ON
P.O. BOX 6676
MORAGA CA
94556

PERSON CONTACTED @ SITE: WONG, YICK ON **PHONE #:** --

VIOLATION DESCRIPTION:

	CODE/SECTION#
☐ **WORK WITHOUT PERMIT**	106.1.1
☐ **ADDITIONAL WORK-PERMIT REQUIRED**	106.4.7
☑ **EXPIRED OR** ☐ **CANCELLED PERMIT PA#:**	106.4.4
☐ **UNSAFE BUILDING** ☐ **SEE ATTACHMENTS**	102.1

You failed to comply with notice of violation dated 4/9/15, therefore this department has initiated abatement proceedings against the property.

Codes: 106A.4.4, 102A.3, table 1A-K
-Monthly monitoring violation fee $52

CORRECTIVE ACTION:

☐ **STOP ALL WORK SFBC 104.2.4**

415-558-6120

☐ **FILE BUILDING PERMIT WITHIN DAYS** ☐ **(WITH PLANS)** A copy of This Notice Must Accompany the Permit Application

☐ **OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.**

☐ **CORRECT VIOLATIONS WITHIN DAYS.** ☐ **NO PERMIT REQUIRED**

☑ **YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 09-APR-15, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.**

- **FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.**

You will be notified of time, date and place of director's hearing by code enforcement division.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

☐ 9x FEE (WORK W/O PERMIT AFTER 9/1/60) ☐ 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

☐ OTHER: ☐ REINSPECTION FEE $ ☐ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT **VALUE OF WORK PERFORMED W/O PERMITS $**

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Donal J Duffy
PHONE # 415-558-6120 DIVISION: CES DISTRICT :
By:(Inspectors's Signature) _____

EXHIBIT DDD

CERTIFIED COPY

RECORDING REQUESTED BY:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING
INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

Telephone NO (415) 558-6454

WHEN RECORDED MAIL TO:

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION
CODE ENFORCEMENT SECTION
1660 Mission Street, 6th Floor
San Francisco, CA 94103-2414

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K148836-00
Acct 48-SFCC Bureau of Building Inspections
Friday, OCT 23, 2015 10:10:10
Ttl Pd $0.00 Rcpt # 0005251492
cma/FT/1-2

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLES

ORDER OF ABATEMENT ORDER #107702-A

LOCATION: 1254 Leavenworth Street

BLOCK: 0220 LOT: 028

CERTIFIED COPY

City and County of San Francisco
Department of Building Inspection

Edwin M. Lee, Mayor
Tom C. Hui, S.E., C.B.O., Director

ORDER OF ABATEMENT

September 23, 2015

Owner:
WONG, YICK ON
P.O. BOX 6676
MORAGA CA 94556

Property Address: 1254 LEAVENWORTH ST,
Block: 0220 Lot: 028 Seq: 00
Tract: Case: BWO
Complaint: 201539711

Inspector: Mather

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102A 6 & 102A 7 ORDER NO 107702-A

HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON September 22, 2015 IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102A 5 THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS

1 THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2 THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION
3 THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1 30 days to renew permit 2 90 days to complete all work including a final inspection approval

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS PURSUANT TO THE ATTACHED AND FUTURE NOTICES

APPEAL: PURSUANT TO SECTION 105A.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION. PURSUANT TO SECTION 105A.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 1660 MISSION ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:

Patrick O'Riordan
Chief Building Inspector
Phone No (415) 558-6570
Fax No (415) 558-6261

APPROVED BY:

Tom C Hui, S E , C B O , Director
Department of Building Inspection
Fax No (415) 558-6474

CERTIFIED COPY

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, of the Assessor-Recorder

CARMEN CHU MAR 2 5 2016

ASSESSOR - RECORDER
SAN FRANCISCO COUNTY CALIFORNIA

BY Brandon Wong
Brandon Wong

EXHIBIT EEE

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201537301

OWNER/AGENT: WONG, YICK ON
MAILING ADDRESS: WONG, YICK ON
P.O. BOX 6676
MORAGA CA

94556

DATE: 21-APR-15

LOCATION: 1254 LEAVENWORTH ST
BLOCK: 0220 **LOT :** 028
NOTICE TYPE: CA TASK FORCE

BUILDING TYPE: APT **USE TYPE:** R3

YOU ARE HEREBY ORDERED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

ITEM		DESCRIPTION
1	THIS NOTICE INCLUDES VIOLATIONS FOR THE AREAS NOTED.	1254, 1256, 1258 Leavenworth St and Common Area.
2	REPAIR STAIRS (1001(b)(d)(13)HC)	There was damage noted at the rear exit stairway including treads and landings and substandard repairs have been made. Use only decay resistant materials to repair or replace the damaged structure. Do not paint/weatherproof any new work until after inspection by the district building inspector. Wood deterioration was noted at the rear exterior stairway. This stairway constitutes a life hazard as defined in the San Francisco Housing Code Sec. 401. You are required within 15 days along with a copy of this Notice of Violation, to file a Building Permit Application and commence repairs. You are required to complete the work within 30 days. Call for all required inspections using the tel. no. on the white JOB Card. Permits signed off by the District Building Inspector must be presented at the Housing Re-inspection in order to abate this case. If more than fifty percent repairs are made to stairs or stairs are replaced, you must submit a copy of this Notice of Violation and 2 sets of floor plans with the Building Permit Application. Estaimated cost of labor and materials to perform repairs is $1000.
3	PROVIDE/REPAIR HANDRAILS (802(c) (1001(b)(d)(13) HC	Provide approved handrails at the following locations: Front exterior stairs. Rear exit stairway. Exit stairs from 1258 to rear yard. Stairs from 1258 to basement.
4	REMOVE RUBBISH OR TRASH (1306)(1307) HC FIRE HAZARD (1001(d)(i) HC	Remove refuse and combustable materials from underneath the rear stairway. Remove all refuse from the crawlspace at the basement.
5	REPAIR WINDOW SASH FRAME (1001(h),708 HC)	Unit 1254: Repair the damaged center sash in the south bedroom.

DEPARTMENT OF BUILDING INSPECTION
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NOTICE OF VIOLATION

COMPLAINT: 201537301

6	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD (1301 HC) SEE ATTACHED LEAD HAZARD WARNING.	Unit 1254: Remove damaged paint from all windows in the south bedroom and living room. Remove damaged paint in the hall by the bathroom.
7	PAINT WALLS (1001(b)(1301)HC	Unit 1254: Paint all repaired surfaces.
8	PROVIDE MANUAL RELEASE AT SLEEPING ROOM SECURITY BARS (706(b)(7)(i)HC	Unit 1256: Provide manual release at sleeping room security bars or remove to provide emergency egress to at least one window at the back bedroom by the kitchen.
9	DRYER VENT (504.3 UMC) MOISTURE-EXHAUST DUCTS (504.3.1 UMC)	Unit 1256: Repair or replace dryer vent. Dryer exhaust ducts shall be of metal and have smooth interior surfaces. Exception: approved flexible duct connectors not more than 6 feet in lenght may be used in connection with dryer exhaust. Moisture exhaust ducts for clothes dryers shall terminate on the outside of the building and shall be equiped with a back-draft tamper. Screens shall not be installed at the duct termination. A building permit is required to correct this violation.
10	REPAIR ELECTRICAL OUTLET (1001(e)HC	Unit 1256: Repair, cover or remove the electric wire in the cabinet in the laundry room. An electric permit is required.
11	SMOKE DETECTOR (911)HC, (310.9.1.2)CBC	Unit 1256: Provide the required smoke detectors.
12	CARBON MONOXIDE ALARMS IN EXISTING DWELLINGS (420.4.2)CBC	Unit 1256: Install Carbon Monoxide Alarms (CO Alarms) as required. Provide a CO Alarm in hallways by sleeping rooms. Only listed CO Alarms are approved. Install CO Alarm per manufacturer instructions.
13	DRYER VENT (504.3 UMC) MOISTURE-EXHAUST DUCTS (504.3.1 UMC)	Unit 1258: Repair or replace dryer vent. Dryer exhaust ducts shall be of metal and have smooth interior surfaces. Exception: approved flexible duct connectors not more than 6 feet in lenght may be used in connection with dryer exhaust. Moisture exhaust ducts for clothes dryers shall terminate on the outside of the building and shall be equiped with a back-draft tamper. Screens shall not be installed at the duct termination. A building permit is required to correct this violation.
14	SMOKE DETECTOR (911)HC, (310.9.1.2)CBC	Unit 1258: Provide the required smoke detectors.

DEPARTMENT OF BUILDING INSPECTION

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NOTICE OF VIOLATION

COMPLAINT: 201537301

15	REMOVE OR COVER DAMAGED PAINT IN AN APPROVED MANNER TO PREVENT A LEAD HAZARD (1301) HC SEE ATTACHED LEAD HAZARD WARNING.	Disturbing lead based paint can be EXTREMELY DANGEROUS to dwelling occupants and visitors, particularly to young children, pregnant women, pets, and to people performing work on the premises. For interior or exterior paint removal : Always wet the surface, contain and properly dispose of leaded paint. If you are unsure whether the paint is leaded, you should test it prior to performing any work. If the paint is found to contain lead, you should consult with an expert about appropriate procedures. Proper containment and 3-day notification is required for exterior jobs of more than 10 sq.ft. (Sec.3604, SFBC) Informational packets are available at (415) 558-6088. You can contact the San Francisco Childhood Lead Poisoning Prevention Program at: (415) 554-8930 for free advice. IF YOU CAUSE LEAD DUST TO BE CREATED, YOU COULD BE LIABLE FOR ANY ILLNESS CAUSED BY THE DUST. Ordinance #446-97.
16	INSPECTOR COMMENTS	Repairs cited in this Notice may require Building, Plumbing and/or Electrical permits. It is the responsibility of the owner to obtain (or have others obtain) any required permits before beginning work that requires permit(s). This case can not be abated until the housing inspector makes a final inspection to verify that all violations have been corrected and all required permits have been obtained and finalized. On the reinspection day, present to the housing inspector the Job Card, Permit Appication and Permits indicating that all the required work under permit is complete. Prior to the reinspection by the housing inspector, call building, electrical and/or plumbing inspector(s) for the required inspection(s).
17	INSPECTOR COMMENTS	It is the property owner's responsibility to be present or to direct his/her representative to attend the reinspections scheduled on this Notice of Violation, for the purpose of providing entry to the inspector of those areas not accessed during the initial inspection as specified, and/or to provide access to all areas cited within this notice. If the property owner cannot attend the scheduled reinspection (as specified on this notice) it is his/her responsibilty to secure a different inspection date and time with the inspector, and provide all tenants with notification as required by CALIFORNIA CIVIL CODE SECTION 1954. SAN FRANCISCO HOUSING CODE SECTION 303.(b), If any dwelling, apartment units or guest rooms are to be accessed during the reinspection.

ALL ITEMS MUST BE COMPLETED WITHIN 30 DAYS. REINSPECTION DATE : 22 May 2015 01:30 PM

IT IS RECOMMENDED THAT THE OWNER/OWNERS REPRESENTATIVE CONFIRM REINSPECTION DATE/TIME.

CONTACT HOUSING INSPECTOR :

DEPARTMENT OF BUILDING INSPECTION

Housing Inspection Services Division
City and County of San Francisco
1660 Mission Street 6th Floor, San Francisco, California 94103-2414
(415) 558-6220 Fax: (415) 558-6249 Email: DBIHIDComplaints@sfgov.org Website: www.sfdbi.org

NOTICE OF VIOLATION

COMPLAINT: 201537301

Anthony Lepe AT 415-575-6912

FOR EVERY INSPECTION AFTER THE INITIAL RE-INSPECTION, A $170.00 FEE WILL BE CHARGED UNTIL THE VIOLATIONS ARE ABATED. SFBC 108.8

DEPARTMENT OF BUILDING INSPECTION

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NOTICE OF VIOLATION WARNINGS!

TO THE PROPERTY OWNER(S), THEIR SUCCESSORS, AND ALL OTHER PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED PROPERTY LOCATED IN THE CITY AND COUNTY OF SAN FRANCISCO PLEASE TAKE NOTICE:

COMPLIANCE WITHIN SPECIFIED TIME FRAME REQUIRED: The described premises were inspected by inspector(s) of the Department of Building Inspection. As a result of the inspection(s), violations were found to exist and were listed in the Notice of Violation mailed to the property owner(s). ACCORDINGLY, the owner(s) of the above described property are required, within the time frame set forth in this Notice, to make application (if required) for the necessary permits, to correct the conditions diligently and expeditiously, and to complete the work within the specified time on the attached NOTICE(S), to be verified by the appropriate Inspector through site inspection.

COST OF CODE ENFORCEMENT WILL BE BORNE BY THE PROPERTY OWNER: Section 102A.3 of the San Francisco Building Code provides that in addition to the civil penalties described therein, the property owner shall be assessed all attendant, administrative, and inspection's costs incurred by the Department of Building Inspection for the property owner's failure to comply with this Notice. These costs arise from department time accrued pertaining but not limited to: (1) monthly violation monitoring, (2) case inquiries (phone calls, counter visits, response to correspondence, etc.), (3) case management, (4) permit history research, (5) notice/hearing preparation, (6) inspections, (7) staff appearances/reports at hearings, and (8) case referrals.

Assessment of Costs will accrue when the property owner fails to comply with this Notice through: (1) a monthly violation monitoring fee of $52.00, and (2) an hourly rate of $104.00 for case management/administration, and $170.00 for inspections, as provided for in Sections 102A.3, 102A.17, and Section 110A, Tables IA-D, and IA-K of the San Francisco Building Code. The property owner will be notified by letter of the accrued Assessment of Costs following failure to comply with this Notice. Failure to pay the Assessment of Costs shall result in: (1) the case not being legally abated until all assessments are paid, and (2) tax lien proceedings against the property owner pursuant to Sections 102A.3, 102A.16, 102A.17,102A.18 et seq., 102A.19 et seq.,and 102A.20 of the San Francisco Building Code.

REFERRAL TO STATE FRANCHISE TAX BOARD: Section 17274 and 24436.5 of the Revenue and Taxation Code provide, interalia, that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with housing, building, health and/or safety, cannot deduct from state personal income tax and bank and corporate income tax, deductions for interest, depreciation of taxes attributable to such substandard structure where substandard conditions are not corrected within six (6) months after Notice of Violation by the regulatory agency. If corrections are not completed or being diligently and expeditiously and continuously performed after six (6) months from the date of this Notice of Violation, notification will be sent to the Franchise Tax Board as provided in Section 17274(c) of the Revenue and Taxation Code.

NOTICE OF VIOLATION WARNINGS! (Continued from page 1)

PUBLIC NUISANCES & MISDEMEANORS: Section 102A of the San Francisco Building Code and Sections 204, 401 and 1001(d) of the San Francisco Housing Code provide that structures maintained in violation of the Municipal Code are public nuisances and as such are subject to the code enforcement action delineated therein. Section 204 of the Housing Code provides that any person, the owner(s) or his authorized agent who violates, disobeys, omits, neglects or refuses to comply with the Housing Code, or any order of the Director, made pursuant to this Code, shall be guilty of a misdemeanor, upon conviction thereof punishable by a fine not exceeding $1,000.00, or by imprisonment not exceeding six (6) months, or by both fine and imprisonment, and shall be deemed guilty of a separate offense for every day such violations continue.

PERMIT REQUIREMENTS: Any required permit application must be applied for within the time limit set forth in the attached Notice(s). Permit applications are to be filed with the requisite plans, drawings, and specifications at the Central Permit Bureau, Department of Building Inspection, at 1660 Mission Street, 1st Floor. A post card will be mailed to you by the Central Permit Bureau when the building permit is ready to be picked up. Pursuant to Sections 107A.5, and 110A, Table 1A-K of the San Francisco Building Code investigation fees, are charged for work begun or performed without permits or for work exceeding the scope of permits. Such fees may be appealed to the Board of Permit Appeals within 15 days of permit issuance at 1660 Mission Street, 3rd floor, Room 3036 at (415) 575-6880.

NOTIFICATION TO BUILDING TENANTS: Pursuant to Sections 17980.1 and 17980.6 of the California Health & Safety Code, and Section 102A.3 of the San Francisco Building Code, when issuing a Notice of Violation the local jurisdiction shall post a copy of the Notice in a conspicuous place on the property and make available a copy to each tenant thereof.

PROPERTY OWNER/LESSOR MAY NOT RETALIATE AGAINST TENANT/LESSEE FOR MAKING A COMPLAINT Pursuant to Section 17980.6 of the California Health & Safety Code, the property owner may not retaliate against the tenant/lessee for exercising rights under the Section 1942.5 of the California Civil Code.

REINSPECTION FEES: For every inspection, after the initial re-inspection, a $170.00 fee will be charged until the violations are abated pursuant to Sections 108A.8 and 110A, Table IA-G of the San Francisco Building Code.

VIOLATIONS OF WORK PRACTICES FOR LEAD-BASED PAINT DISTURBANCE:
Section 3423 of the San Francisco Building Code regulates work that disturbs or removes lead paint. Failure to comply with these requirements may result in a penalty not to exceed $500.00 per day plus administrative costs as provided by Section 3423.8 of this Code.

Upon completion of all required work, you must contact the designated Housing Inspector for a final inspection, unless otherwise specified. Please contact the Housing Inspection Services Division if you have any questions. If you want more information on the overall code enforcement process you may request a copy of the Department brochure entitled What You Should Know About the Department of Building Inspection Code Enforcement Process or download the document from the Department website.
NCTS_NOV.rdf revised 6/22/2011

EXHIBIT FFF

RECORDING REQUESTED BY
DEPT OF BUILDING INSPECTION

WHEN RECORDED RETURN TO
DEPT OF BUILDING INSPECTION
HOUSING INSPECTION SERVICES
1660 MISSION STREET, 6TH FLOOR
SAN FRANCISCO, CA 94103

[redacted]
San Francisco Assessor-Recorder
Carmen Chu, Assessor-Recorder
DOC- 2015-K107363-00
Acct 48-SFCC Bureau Of Building Inspections
Friday, AUG 07, 2015 11:24:04
Ttl Pd $0.00 Rcpt # 0005203388
dm2/DM/1-7

ORDER OF ABATEMENT
1254 1256 LEAVENWORTH ST

Block/Lot/Seq. - 0220 / 028 / 1

NO. 201537301A

XF0 - DH 02-JUL-15

City and County of San Francisco
Department of Building Inspection

Edwin M Lee, Mayor
Tom C Hui, S E , C B O , Director

ORDER OF ABATEMENT - ORDER NO 201537301

Owner WONG, YICK ON
P O BOX 6676
MORAGA CA
94556

Address 1254 1256 LEAVENWORTH ST,
Block 0220 Lot 028 Seq 1
Census Tract 112 Source XF0
Complaint 201537301
Date Order of Abatement issued July 2, 2015
Inspector/Division Lepe\HIS
Housing Division Representative Andy Karcs
Hearing Officer Steve Panelli

A Hearing on the complaint of the Director of the Department of Building Inspection against the property referenced above was held on July 2, 2015 in accordance with the San Francisco Building Code Section 102A The hearing was conducted by a representative of the Director The property owner received notification of the hearing as required by Section 102A 4 of the San Francisco Building Code The property owner/representative did attend the hearing

After a full and fair consideration of the evidence and testimony received at the hearing **THE DIRECTOR FINDS AND DETERMINES THE FOLLOWING**

1 That Notice has been duly given as required by law 10 days prior to the hearing
2 That the conditions are as stated in the complaint of the Director of the Department of Building Inspection attached as the Notice(s) of Violation (NOV) dated April 21, 2015
3 That the Conditions of said structure(s) constitutes an unsafe building or a public nuisance pursuant to Section 102A of the San Francisco Building Code and Section 1001(d) of the San Francisco Housing Code

Based on the findings set forth above, **THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION HEREBY ORDERS THE PROPERTY OWNER OF SAID BUILDING TO ABATE ALL VIOLATIONS CITED IN THE ATTACHED NOTICES(S) OF VIOLATION AND COMPLY WITH THE FOLLOWING DIRECTIVES COMMENCING FROM THE DATE THIS ORDER IS POSTED & SERVED**

7 Days to complete all work - appropriate Building,Electrical permit(s) required

The Department of Building Inspection **SHALL BE REIMBURSED** by the property owner for the ASSESSMENT OF COSTS incurred in clearing this case pursuant to Section 102A 3 and 102A 17 of the San Francisco Building Code For information contact the inspector indicated above within Housing Inspection Services at (415) 558-6220 Fax (415) 558-6249 This Order may be appealed to the Abatement Appeals Board within fifteen (15) days of the posting and service of said Order Appeal forms and filing fee information can be obtained from the Board's Secretary at 1660 Mission Street, 6th floor, (415) 558-6220

Very truly yours

Tom C Hui, S E , C B O , Director
Department of Building Inspection

Approved for Distribution on July 9, 2015
by Rosemary Bosque, Chief Housing Inspector